

## **Item No. 13**

<b>APPLICATION NUMBER</b>	<b>CB/12/00726/FULL</b>
<b>LOCATION</b>	<b>Land South Of Stotfold, Norton Road, Stotfold</b>
<b>PROPOSAL</b>	<b>Erection of a new building on 0.04ha site to include 1 No. one bedroom flat, 2 No. two bedroom flats, 151m2 (gross internal) A1 shop and 4 No. car parking spaces together with parking bay on main street</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>Richard Murdock</b>
<b>DATE REGISTERED</b>	<b>21 February 2012</b>
<b>EXPIRY DATE</b>	<b>17 April 2012</b>
<b>APPLICANT</b>	<b>Taylor Wimpey (South Midlands)</b>
<b>AGENT</b>	<b>Mark Reeves Architects Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Request by Councillor Brian Saunders in light of the concerns expressed by Stotfold Town Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **Site Location:**

The site lies within the Land South of Stotfold development on the north west corner of Main Street and Grange Drive and is currently an undeveloped part of the site. The surrounding land benefits from permission for residential development and a community centre on the land to the south.

### **The Application:**

Planning permission is sought for the erection of a new building which will include 1 no. one bed flat and 2 no. two bed flats, an A1 shop and 4 no. car parking spaces together with a parking bay on the Main Street.

The development brief for the site, which was adopted by Mid Bedfordshire District Council in January 2003, identifies the provision of a shop to serve the development and wider Stotfold residents. This was taken forward as part of the outline planning consent for the site, which specifically included consent for the shop.

The proposed building is two storeys in height. The ground floor comprises the shop, store room area and cycle store with the residential above. Access to the rear parking will be taken from Grange Drive and will be through a drive through with access controlled by a gate.

## **RELEVANT POLICIES:**

### **National Policies**

National Planning Policy Framework 2012

### **Central Bedfordshire Core Strategy and Development Management Polices**

Policies CS14 and DM3 apply

### **Supplementary Planning Guidance**

Design Guide for Central Bedfordshire 2009

### **Planning History**

MB/02/00242/OUT	Outline: Comprehensive development comprising up to 650 dwellings, up to 2.27 Hectares of employment land (Class B1 Business), neighbourhood centre, a shop (150 square metres), public open space including sports pitches, equipped play areas and informal open space and access. All matters reserved except access. Approved 21/04/2006
CB/11/01587/FULL	Full: Erection of building on 0.04ha site to include 1 No one bedroom flat, 2 No two bedroom flats and 158m2 (gross internal) A1 shop and three car parking spaces. Withdrawn

### **Representations: (Parish & Neighbours)**

Stotfold Town Council: Object to insufficient parking for residents and staff. No safeguard of parking opposite the site for shop only. If further land is available adjacent and not being used for housing, this should be utilised for shop parking and deliveries. If land is not available, additional space should be suitably located. Concerns about location of the shop in relation to safer routes to school and there are concerns about pedestrian safety and drivers when deliveries are made.

Neighbours No comments received  
Site Notices Displayed 12/03/2012

### **Consultations/Publicity responses**

CBC Highways: The proposal is for a shop and a one bedroom and 2 two bedroom flats with previously agreed associated parking provision to the rear of the site. Further information required concerning:

- Refuse storage for the shop will be located.
- Cycle parking needs to be secure;

- To allow for pedestrian/driver intervisibility from the access, where pedestrian splays can not be incorporated into the design, some means of pedestrian deflection (bollard, granite ball etc) should be located at the frontage either side of the access into the site.

The parking bays to the rear of the site will be required to be allocated with one space per flat and one for the shop. This can be dealt with via a condition if planning permission is issued.

CBC Waste:

Six bins will be sufficient for the three flats but will need to be enclosed to prevent misuse. There is no indication as to where the shop is supposed to store their commercial waste, can the applicant please provide details of this.

The applicant will need to provide details of the proposed bin collection point for the three flats, as they are on individual bins it will be the residents responsibility to present their bins on collection day.

CBC Public Protection:

I am concerned that the proposed residential flats will suffer detriment to amenity from noise from traffic along Main Street/Grange Drive Link and customer noise from customers entering and leaving the shop and the community hall opposite. Flat 3 may suffer detriment from residents using the car parking access as their kitchen/living/dining room is over the traffic access route. The proposed flats may also suffer detriment to amenity from noise from the commercial shop premises on the ground floor beneath them.

I would therefore advise conditions relating to noise protection measure be attached to safeguard amenity:

Beds & River Ivel No comments received

Drainage Board:

Environment Agency: No comments to make

## Determining Issues

The main considerations of the application are;

1. Character and appearance of the area
2. Amenity of adjoining occupiers
3. Parking and highway safety
4. Other Issues

## Considerations

### 1. Character and appearance of the area

The design of the proposed building is considered to be appropriate and in keeping with the surrounding form of development that has already been approved. This is a feature building within the development in a key location

opposite the community building, also providing a link between new and old development.

In developing the scheme, the architects have sought to respond to this, providing a building with a double frontage with detailing to the shop window that is reflective of the local vernacular. A feature corner turret has been proposed to provide legibility for local people and marking this building as gateway between the new development and the existing Stotfold development.

The design is considered acceptable representing a suitable response to the context of the site within the wider development.

## **2. Amenity of adjoining occupiers**

The form of development relates well to approved residential development that adjoins this site. That development has not yet commenced. Given the relationship as proposed there will be no impact upon the amenities of future occupiers of those dwellings by reason of overlooking, overbearing impact or any loss of daylight or sunlight.

The Environmental Health Officer has raised concerns regarding proposed occupiers of the flats above the shop. This is a common form of development and any concerns can be resolved by way of conditions.

The proposal is acceptable in this regard.

## **3. Parking and highway safety**

The parking provision for the proposed flats has been agreed with the Highways Officer with one space per flat. The other space will serve the shop. These are located within a courtyard that has restricted access controlled by a gate. The provision of the gate also provides security for the cycle parking, resolving the concerns expressed. Cycle parking for patrons of the shop is provided adjacent to the main entrance.

The applicant has agreed to provide additional bollards adjacent to the site entrance to safeguard pedestrian safety and this will be secured by condition.

With regard to servicing, a parking bay with space for six vehicles is provided on the opposite side of Main Street. This is considered adequate to service the shop and provide parking for visitors to the shop.

## **4. Other Issues**

Revised information is required with regard to additional bin storage for the shop. The applicant has agreed to provide this. This can be secured by planning condition.

The applicant will also be required to enter into a Unilateral Undertaking to meet the requirements of the Council's Planning Obligations Strategy by contributing to local infrastructure. This will be completed prior to the issuing of any decision. The applicant has stated that this will be completed as per the requirements.

## Recommendation

That Planning Permission be granted subject to the following conditions and completion of a Unilateral Undertaking:

- 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 Details, including acoustic specifications, of all fixed plant, machinery and equipment such as compressors, generators, air conditioning units, refrigeration plant or plant and equipment of a like kind, installed within or external to the shop premises, shall be submitted to the Local Planning Authority for written approval prior to installation.

Reason: To safeguard the amenities of adjoining occupiers.

- 4 **Prior to the commencement of the residential development hereby permitted, the applicant shall submit in writing for the approval of the Local Planning Authority a scheme for limiting the transmission of noise between;**
  - a) the car parking access road and the built over first floor residential unit above them (Flat 3 Kitchen/Living/Dining)
  - b) the ground floor shop and the first floor residential units
  - c) main street/grange drive link, external customer noise and the residential units.

**Any works which form part of the scheme approved by the Local Planning Authority shall be completed in accordance with the details approved before any permitted development is occupied, unless an alternative period is approved in writing by the Authority.**

**Reason: To ensure adequate insulation against transmission of noise from the car parking access road, ground floor shop and road traffic/customer noise in main street/grange drive link and the residential units and therefore provide an acceptable internal noise environment for future occupiers.**

- 5 **Details of bin storage to be provided in association with the A1 use hereby approved shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The approved scheme shall be implemented prior to the commencement of the use and retained at all times thereafter.**

**Reason: To ensure adequate provision of bin storage facilities within the site.**

- 6 **Details of the allocation of the off-street parking provision hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details prior to the first occupation of the uses hereby approved.**

**Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.**

- 7 **Prior to the commencement of development details of the bollards or alternative measures to be provided at the vehicular access shall be submitted to and approved in writing. The approved details shall be implemented prior to occupation of the uses hereby approved and retained thereafter.**

**Reason: In the interests of highway safety.**

- 8 **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 uses hereby permitted is commenced**

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

- 9 **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 08 870 - SO01 Rev B, 08 870 - SK01 Rev E, 08 870 - SK02 Rev C, 08 870 - SK04 Rev D, 08 870 - SK05 Rev D, 08 870 - SK06 Rev B, 08 870 - SK07 Rev C, 08 870 - SK08, 08 870 - SK10 Rev F, 08 870 - SK20 Rev A, 08 870 - SK21 Rev A.**

**Reason: For the avoidance of doubt.**

**Notes to Applicant**

**DECISION**

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