

## Item No. 15

<b>APPLICATION NUMBER</b>	<b>CB/12/01123/OUT</b>
<b>LOCATION</b>	<b>Bridge Farm, Ivel Road, Shefford, SG17 5LB</b>
<b>PROPOSAL</b>	<b>Outline Application: Commercial development for B1 office floor space up to 3, 247 sq. metres after demolition of existing buildings at the site with all matters reserved.</b>
<b>PARISH</b>	<b>Shefford</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Birt &amp; Brown</b>
<b>CASE OFFICER</b>	<b>Richard Murdock</b>
<b>DATE REGISTERED</b>	<b>20 April 2012</b>
<b>EXPIRY DATE</b>	<b>20 July 2012</b>
<b>APPLICANT</b>	<b>Bovis Homes Ltd</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Request by Cllr Brown in light of public interest</b>
	<b>Outline Application - Granted</b>

### Recommendation

That Planning Permission be granted subject to the following conditions and the applicant entering into a section 106 agreement.

- 1 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Sections 92 (2) (b) and (4) of the Town and Country Planning Act 1990.

- 2 Approval of the details of:-

- (a) the layout of the building(s);
- (b) the scale of the building(s);
- (c) the appearance of the building(s);
- (d) the means of access of the site;
- (e) the landscaping of the site;

(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Plans and particulars of all of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and the development shall be implemented as approved.

Reason: To enable the Local Planning Authority to exercise control over the

said matters which are not particularised in the application for planning permission in accordance with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Development Procedure) Order 1995.

- 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) (a) and (4) of the Town and Country Planning Act 1990.

- 4 **No development shall commence until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

**Reason: To record and advance understanding of the significance of the heritage asset with archaeological interest in accordance with Policy 141 of the *National Planning Policy Framework*.**

- 5 **Details of the method of disposal of foul sewage 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.**

**Reason: To ensure that adequate foul water drainage is provided to prevent pollution of the surrounding environment.**

- 6 **Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**

**The scheme shall be based upon the principles within the agreed Flood Risk Assessment (dated March 2012, reference J-B0348-R03, compiled by Opus International Consultants (UK) Ltd), and shall also include:**

- **Full calculations detailing the existing surface water runoff rates for the Q<sub>BAR</sub>, Q<sub>30</sub> and Q<sub>100</sub> storm events;**
- **Full storm event simulation results with appropriate inputs and parameters demonstrating the surface water runoff rates for the Q<sub>BAR</sub>, Q<sub>30</sub>, Q<sub>100</sub> and Q<sub>100</sub> PLUS CLIMATE CHANGE storm events, of the critical storm season and duration;**
- **Full results of proposed drainage system modelling in the above-referenced storm events, inclusive of all collection, conveyance, storage, flow control and disposal elements, together with an assessment of the system performance;**
- **Detailed drawings of the entire proposed surface water drainage**

**system, including levels, gradients, dimensions, and pipe reference numbers;**

- **Full details of the proposed attenuation and flow control measures, including dimensions, design and water levels, gradients and – where a vortex flow control is used – the manufacturer’s design flow curve;**
- **Details of overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites;**
- **Full details of the maintenance and/or adoption of the system inclusive of all collection, conveyance, storage, flow control and disposal elements.**

**Reason: To prevent the increased risk of flooding, and ensure future maintenance of the system.**

7 No building shall be occupied until a travel plan for that unit has been submitted to and approved in writing by the Council, such a travel plan to include details of:

- Baseline survey of site occupants in relation to these current/proposed travel patterns;
- Predicted travel to and from the site and targets to reduce car use.
- Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks.
- Proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport.
- Detailed ‘Action Plan’ to include specific timetabled measures designed to promote travel choice and who will be responsible
- Plans for monitoring and review, annually for a period of 5 years at which time the resulting revised action plan shall be submitted to and approved in writing by the planning authority.
- Details of provision of cycle parking in accordance with Central Bedfordshire Council guidelines.
- Details of marketing and publicity for sustainable modes of transport to include site specific welcome packs. Welcome pack to include:
  - Site specific travel and transport information,
  - Details of sustainable incentives (e.g. travel vouchers)
  - Maps showing the location of shops, recreational facilities, employment and educational facilities
  - Details of relevant pedestrian, cycle and public transport routes to/ from and within the site.
  - Copies of relevant bus and rail timetables together with discount vouchers for public transport and cycle purchase.
  - Details of the appointment of a travel plan co-ordinator.

No building shall be occupied prior to implementation of those parts identified in the Travel Plan [or implementation of those parts identified in the Travel Plan as capable of being implemented prior to occupation]. Those parts of the approved travel plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long

as any part of the development is occupied.

Reason: To promote sustainable modes of travel and to reduce the potential traffic impact of the development on the local highway network

- 8 **No development shall commence until details of the final ground and slab levels of the buildings 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.**

- 9 Prior to the occupation of any units on the site 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 for that particular unit. The boundary treatment shall be completed in accordance with the approved scheme before the building(s) is/are occupied

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

- 10 **No development shall commence until details of the roundabout junction between the proposed estate road and Ivel Road 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 Before any building hereby permitted is occupied, a scheme for the secure and covered parking of cycles associated with that building (including the internal dimensions of the cycle parking area, number of stands/brackets to be provided and access thereto), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the building to which it relates is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 12 The quantum of floorspace shall not exceed 3,247 sq. metres of B1 floorspace.

Reason: For the avoidance of doubt

- 13 All plant, machinery and equipment installed or operated in connection with any commercial building hereby permitted shall be so enclosed, operated and/or attenuated so that noise arising from such plant shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured or calculated according to BS4142:1997, at 1m from the façade to the nearest noise sensitive property.

Reason: To prevent any adverse impact from plant noise on the amenity of existing and future residents in the locality.

- 14 Deliveries by commercial vehicles shall only be made to or from the commercial premises between 7:00am and 6:00pm Monday to Friday, 7:00am and 1:00pm on Saturdays, and at no time on Sundays, Bank or Public holidays.

Reason: To safeguard the amenities of adjoining residential properties.

- 15 No unit shall be used except between 7:00am and 7:00pm Monday to Friday, 7:00am and 5:00pm on Saturdays, and at no time on Sundays, Bank or Public holidays.

Reason: To safeguard the amenities of adjoining residential properties.

- 16 **Prior to the submission of any reserved matters application a survey of the site shall be undertaken to ascertain as to whether there are any bats roosting on the site. If any of the above species are found to exist the details of measures to be undertaken to safeguard these protected species then habitat protection measures shall be submitted to and approved in writing by the Local Planning Authority. The habitat protection measures shall be implemented to the satisfaction of the Local Planning Authority and in accordance with a timetable agreed in writing by the Local Planning Authority.**

**Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area.**

- 17 No development works or removal of trees or hedgerows shall be carried out on site between March and September (inclusive) of any year unless previously agreed in writing by the Local Planning Authority.

Reason: To safeguard and protect the wintering/roosting/feeding/resting/breeding locations of protected species.

- 18 No shrubs, hedges or trees existing on the site shall be removed or cut down without the prior written consent of the Local Planning Authority.

Reason: To safeguard the existing shrubs and hedges on the site in the interest of visual amenity.

- 19 Prior to the submission of any reserved matters application, details of a strategic landscape buffer to be provided along the south, west and east boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the

landscaping to be retained and provision of an additional 5 metre wide landscaping strip to be provided. The planting details shall include planting plans, including schedule of size, species, positions, density and times of planting; and cultivation details including operations required to establish new planting. The approved scheme shall be carried out prior to the occupation of any building on the site.

Reason: In the interests of the visual amenities of the area.

- 20 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.

- 21 No building shall be occupied until a scheme identifying bin storage and refuse collection points for that building has been submitted to and approved in writing with the Local Planning Authority. The scheme shall be wholly implemented in accordance with the approved scheme prior to any building is first being brought into use.

Reason: To ensure the safe collection of refuse for all residential dwellings.

- 22 **No development of any unit(s) shall commence until a sustainability strategy has been submitted which demonstrates that a minimum of 10% of the energy needs of that unit(s) will be met from renewable or low carbon technologies. The development shall be implemented in accordance with the measures approved.**

**Reason: In the interests of securing sustainable forms of development.**

- 23 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers (TBC).

Reason: For the avoidance of doubt.

### Reasons for Granting

**The site is allocated for employment development, and the proposal would not have an adverse impact on the character of the area or on the amenities of neighbouring dwellings. There would be no unacceptable impact on highway safety, or on biodiversity, archaeology, and the proposals for drainage are appropriate. As such the proposal complies with the National Planning Policy Framework, East of England Plan, policies, CS2, CS3, CS4, CS9, CS10, CS13, CS14, CS15, CS16, CS17, CS18, DM1, DM2, DM9, DM13, DM14, DM15 and DM16 of Core Strategy and Management Policies (2009), and policy MA6 of the Site Allocations Development Plan Document (2009).**

## Notes to Applicant

1. The reserved matters landscaping scheme shall include a five metre wide planting strip to be included along the southern boundary of the south and to the north of the existing hedge. This should include a mix of native planting consisting of both standard trees and bare root plantings to increase the screening of the site and to provide an improved wildlife corridor along this boundary.

## NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation including two further letters of objection, a letter received from the Agent acting on behalf of an adjacent landowner. The Internal Drainage Board no further comments to make. Anglian Water commenting on Wastewater treatment.