

Item No. 23

APPLICATION NUMBER	CB/12/01329/RM
LOCATION	Land off of Chapel Close, Clifton, Shefford, SG17 5YG
PROPOSAL	Details of reserved matters (appearance, landscaping, layout and scale) for the erection of 11 houses with associated parking and landscaping pursuant to outline planning permission CB/09/06296/OUT dated 30/11/2010 for residential development of up to 12 dwellings with all matters except access reserved
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	10 April 2012
EXPIRY DATE	10 July 2012
APPLICANT	Warden Developments Ltd
AGENT	Levitt Partnership
REASON FOR COMMITTEE TO DETERMINE	Cllr Drinkwater on the grounds of over development leading to a poor layout given the position within the village and surrounding area.
RECOMMENDED DECISION	Full Application - Granted

Recommendation:

That Planning Permission be granted subject to the following conditions:

- 1 The cycle parking, car parking, landscaping and bin storage areas shall be provided prior to the occupation of any of the units and shall be permanently retained thereafter.

Reason: To ensure that adequate parking and waste collection facilities are provided for future occupiers.

- 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 The turning space for vehicles illustrated on the approved Plan (100 B) shall be constructed before the development is first brought into use.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

- 4 **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

- 5 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 any elevations of any of the plots hereby approved.

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

- 6 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 extensions or outbuildings other than those shown on the approved drawings shall be formed at the site without the written approval of the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties and living conditions for future occupiers.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 100 B, 101, 102, 103, 104 A, 105, 106, 107, 108 A and 110.

Reason: For the avoidance of doubt.

Reason for approval:

The development would cause no harm to the appearance of the site or the street scene, would cause no harm to living conditions at neighbouring houses and would cause no harm to the safe and free flow of traffic. It would be in accordance with the objectives of the National Planning Policy Framework (2012), Policies DM3 (High Quality Development), DM4 (Development Within and Beyond Settlement Envelopes), DM10 (Housing Mix) and DM15 (Biodiversity) of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and Design Supplements 1 (New Residential Development) and 7 (Movement, Streets and Places) of Design in Central Bedfordshire (a Guide for Development) (2010).

NOTES

- (1) In advance of the application the Committee were advised of correspondence received from nearby residents
- (2) In advance of the consideration the application the Committee received representations made under the Public Participation Scheme.