

## Item No. 10

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| <b>APPLICATION NUMBER</b>                                     | <b>CB/12/02846/FULL</b>   |
| <b>LOCATION</b>   | <b>Land South of Station Road and West of Three Star Park, Lower Stondon,</b>                         |
| <b>PROPOSAL</b>   | <b>Construction of access road and parking to serve proposed allotments.</b>                          |
| <b>PARISH</b>   | <b>Stondon</b>  |
| <b>WARD</b>   | <b>Arlesey</b>  |
| <b>WARD COUNCILLORS</b>                                       |   |
| <b>CASE OFFICER</b>   | <b>Nikolas Smith</b>  |
| <b>DATE REGISTERED</b>  | <b>16 August 2012</b>   |
| <b>EXPIRY DATE</b>  | <b>11 October 2012</b>  |
| <b>APPLICANT</b>  | <b>Bovis Homes Limited</b>  |
| <b>AGENT</b>  |   |
| <b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b> | <b>This application is being determined by committee because of significant local interest in it.</b> |
|   | <b>Full Application - Granted</b>   |

### Planning Context:

If planning permission is granted for this development, it is proposed that it would be delivered through a s106 agreement attached to an application for housing in Lower Stondon (12/2929). That application has not yet been determined. Notwithstanding the potential relationship between the two developments, this application should be determined on its individual merits.

### Recommendation:

That Planning Permission be granted subject to the following conditions and the signing of a legal agreement preventing the commencement of this development before the housing development to the north, if permission is granted for that development:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall commence at the site before details of the materials to be used in the construction of the road have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved.**

**Reason: To ensure a satisfactory appearance at the site.**

- 3 **No development shall commence at the site before details of any security entrance gate and fencing at the site have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved.**

**Reason: To ensure a satisfactory appearance at the site.**

- 4 **No development shall commence at the site before details of how the proposed road will connect with the public highway have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

**Reason: To ensure that the site is accessible.**

- 5 The development shall not be brought in to use before the junction of the proposed access with the highway has been constructed in accordance with the approved details.

Reason: In the interest of highway safety.

- 6 The development shall not be brought in to use before details showing that on site vehicular areas will be constructed and surfaced in a stable and durable manner have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: In the interest of highway safety.

- 7 The development shall not be brought in to use before the parking spaces and turning areas shown on the approved drawings have been completed. They shall be permanently retained thereafter.

Reason: To ensure that adequate parking and turning facilities are available.

- 8 **No development shall commence at the site before details of the traffic calming measures shown on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved and shall be permanently retained thereafter.**

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

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [STON-03-101C, STON/03/201B and STON/03/202A].

Reason: For the avoidance of doubt.

### **Reason for approval:**

The development would facilitate the use of the site for a valuable community facility and would be acceptable in principle. There would be no harmful impact on the appearance of the site or on living conditions at neighbouring properties. There would no harmful impact on the safe and free flow of traffic. The development would be in accordance with the objectives of the National Planning Policy Framework (2012), the Central Bedfordshire Core Strategy and Development Management Policies (2009) and Design in Central Bedfordshire (a guide for development) (2010).

### **Notes to Applicant**

[Notes:

1. In advance of consideration of the application the Committee were advised that 15 additional consultation responses had been received which highlighted issues contained within the report only and the Stondon Residents for Centrally Place Community Facilities submitted a letter of objection supported by a petition with 101 signatures as detailed in the Late Sheet.
2. In advance of consideration of the application the Committee received representations under the Public Participation Scheme.]