

Item No. 13

APPLICATION NUMBER	CB/12/04398/FULL
LOCATION	34 Mill Road, Cranfield, Bedford, MK43 0JL
PROPOSAL	Erection of 2 No. 3 bedroom dwellings with associated garages.
PARISH	Cranfield
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Gammell
DATE REGISTERED	30 January 2013
EXPIRY DATE	27 March 2013
APPLICANT	Mr Jones
AGENT	3d Architects Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Bastable called in on the request of the Parish Council reasons:
	1] Overbearing to neighbouring properties, and properties in Lordsmead.
	2] Access - the development site is opposite to the junction at Longbornes, the visibility along Mill Road is poor.
	3] Insufficient parking causing cars to be parked on Mill Road which is already congested, causing traffic to weave.
	4] Over development of the site.
RECOMMENDED DECISION	Full Application - Approve

Recommended Reasons for Granting:

The proposal for the erection of two dwelling houses in this location is considered to be acceptable because the development would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties, it is acceptable in terms of highway safety and therefore by reason of its site, design and location, is in conformity with Policies CS2, CS5, DM3, and DM4 of the Core Strategy and Management Policies, November 2009; The National Planning Policy Framework (2012), the Draft Central Bedfordshire Development Strategy (2013). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development.

Recommendation

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 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 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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site for Plot 1 as shown on plan number 104A shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 4 Prior to the occupation of the dwelling subject to this application the approved car parking boundary treatment plan shown on plan 104A shall be completed.

Reason: To protect the amenities of the adjacent properties, and in the interest of highway safety.

- 5 Before the premises are occupied the proposed development shall be carried out and completed in all respects in accordance with the access siting and layout, surfacing of the vehicular areas, parking provision and turning area illustrated on the approved drawing no. 104 Revision A and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 6 Details of a refuse collection point located outside of the public highway shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The scheme shall be fully implemented prior to occupation of any dwelling and shall be retained thereafter.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

- 7 Development shall not commence until a scheme detailing provision for on site parking for construction workers and deliveries 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 100A, 102A, 104A.

Reason: For the avoidance of doubt.

- 9 No works shall begin on site until a landscaping scheme is submitted to and approved in writing by the Local Planning Authority, the landscaping scheme shall be completed prior to the occupation of either of the dwellings in accordance with the subsequently approved plan.**

Reason: To supply a suitable level of landscaping.

Notes to Applicant

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Reasons for Granting

The proposal of the erection of two dwelling houses in this location is considered to be acceptable because the development would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties, it is acceptable in terms of highway safety and therefore

by reason of its site, design and location, is in conformity with Policies CS2, CS5, DM3, and DM4 of the Core Strategy and Management Policies, November 2009; The National Planning Policy Framework (2012), the Draft Central Bedfordshire Development Strategy (2013). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development.

[Notes:

1. In advance of consideration of the Application, the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the Application, the Committee were advised of Tree and Landscaping Comments suggested a change of trees for the proposed scheme.