

Item No. 10

APPLICATION NUMBER CB/13/00967/RM
LOCATION Brogborough Club House, Bedford Road, Brogborough,
Bedford, MK43 0XY
PROPOSAL Reserved Matters: Development for 16 Residential
dwellings with associated roads and landscaping.
Following Outline application CB/11/4171/OUT
Development of site for up to 16 dwellings, alteration to
vehicular access, new pedestrian access, associated
engineering works, associated landscaping and car
parking following demolition of existing buildings.
PARISH Brogborough
WARD Cranfield & Marston Moretaine
WARD COUNCILLORS Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER James Clements
DATE REGISTERED 14 March 2013
EXPIRY DATE 13 June 2013
APPLICANT Orbit Group
AGENT Life Space Developments
REASON FOR Departure
COMMITTEE TO
DETERMINE

RECOMMENDED
DECISION Reserved Matters – Recommended Decision Approve

Recommended Reasons for Granting

The proposed development would not result in a detrimental impact upon either the character or appearance of the area or upon either existing or future residential amenity. As such the proposal is considered to be in conformity with Policies CS5, CS7, CS14, DM2, DM3 & DM4 of the Core Strategy and Development Management Policies 2009; The National Planning Policy Framework (2012) and Design Guide in Central Bedfordshire (2010)

Recommendation

That the Reserved Matters be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 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 begins until details of the architectural detailing of windows, doors, window/door surrounds, sills/headers, eaves, dormers, cornices, chimneys, quoins and porches shall be submitted to and agreed in writing by the District Planning Authority. Thereafter the agreed details shall be carried out in full.
Reason: To ensure an acceptable finish to the development.

3 **Before development begins, details of the materials to be used for the hardstandings and shared surfaces shall be submitted to and approved in writing by the District Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**
Reason: To control the appearance of the development.
(Policy DM3)

4 **Before development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

Reason: To ensure a satisfactory standard of landscaping.
(Policy DM3).

5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LSD46-01, LSD46-02 REV C, LSD46-04 REV A, LSD46-03 REV C, 300/H883V/PL2 REV A, 300/H883/PLI REV A & 300/H760/PLI REV A.

Reason: For the avoidance of doubt.

6 No development shall commence until a car parking scheme, to satisfy the car parking standards provided within the Council's Parking Strategy endorsed by Executive on 2 October 2012, has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall thereafter be carried out in full.

Reason: To ensure that the development has sufficient parking spaces and in the interests of highway safety.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that while the Council has no reason to believe this site is contaminated, commercial/industrial use of the land has the potential to give rise to historic contamination. It is the applicants' responsibility to ensure that final ground

conditions are fit for the end use of the site. Any contamination that is identified as a result of the development should be notified to Central Bedfordshire Council as soon as practicable. Further information can be obtained from Andre Douglas, Public Protection, Tel 0300 300 4404

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 at the pre-application stage and 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.

[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 that the reason for call-in was incorrect. The application had not been called-in by a Councillor but was a Major Development and material representations had been received from the Parish Council.
3. The Committee requested an additional condition be added regarding the parking on the site. This is condition 6.]