

## Item No. 13

<b>APPLICATION NUMBER</b>	<b>CB/12/01722/RM</b>
<b>LOCATION</b>	<b>Land at 59 &amp; 69 The Green, Stotfold, Hitchin, SG5 4AN</b>
<b>PROPOSAL</b>	<b>Reserved Matters: Residential development of 33 dwellings (pursuant to outline planning permission CB/10/02061/REN dated 31 August 2010)</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Nikolas Smith</b>
<b>DATE REGISTERED</b>	<b>10 May 2012</b>
<b>EXPIRY DATE</b>	<b>09 August 2012</b>
<b>APPLICANT</b>	<b>Abbey New Homes</b>
<b>AGENT</b>	<b>AAP Architecture</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>A decision on this application was deferred by the Committee in March to allow an opportunity to look again at car parking and the relationship of the site with the near by skate park. The application was originally before the Committee because of an Objection from the Town Council to a major application.</b>
<b>RECOMMENDED DECISION</b>	<b>Reserved Matters - Grant subject to conditions</b>

### **Reason that the application is recommended for approval:**

The principle of the development on this site has already been established on the outline planning permission (CB/10/02061/REN), and the details in this application relating to layout, scale, external materials, landscaping and noise impacts, are considered to be acceptable to preserve the character of the area, and the residential amenity of neighbouring and new properties. Therefore, by reason of its site, design and location, the proposal is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009 and the National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

### **Recommendation**

That Planning Permission be **Granted** subject to the following conditions:

- 1 No development shall commence until a Site Waste Management Plan has been produced and submitted and approved by the Local Planning Authority.**

**The applicant will need to provide the following information:**

- The location and size of proposed collection points**
- Details of the designs of any communal bin stores and the access to the store for collection vehicles. This should not**

**exceed 10 metres from the rear of the collection vehicle to the store.**

**The development shall be completed in accordance with these approved details.**

**Reason: To ensure that there is sufficient provision for managing household waste on the site and in accordance with policy DM3.**

- 2 The landscaping works of the development hereby permitted shall be carried out in accordance with the details and notes on Drawing No.s P860/100; JBA 11/273-403 C; JBA 11/273 402 C.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is complemented by an appropriate landscaping scheme, in accordance with policy DM3.

- 3 **No development shall commence until samples and details of materials to be used for the external finishes of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

**Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing buildings, the visual amenities of the locality in accordance with Policies DM3 and DM13 and of the Adopted Core Strategy, Development Management Policies, 2009.**

- 4 Notwithstanding the width of the garages shown on the drawings submitted with this application, the garages hereby approved shall have a width of no less than 3.3metres (including piers) and 3.15metres (excluding piers).

Reason: For the avoidance of doubt and to ensure that the garages conform to the Council's Adopted Design Guidance Supplement 7, Paragraph 6, 10.4, so that they can properly accommodate the parked car, cycle parking, storage and allow for sufficient access into the car whilst parked in the garage.

- 5 No development shall be carried out on the site until details of the proposed acoustic fencing, acoustic trickle vents and 'built-in' blinds to windows, have been submitted to and approved in writing by the Local planning Authority. Once approved, the development shall be carried out in accordance with the approved details and the dwellings shall not be occupied until the approved details are installed and retained in situ thereafter.

Reason: In order to ensure residential amenity is safeguarded in accordance with the submitted layout plan and mitigation details, to comply with policy DM3 of the Core Strategy and Development Management

policies DPD 2009.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: P860.120; P860/123 A; P860.110 A; P860.105; P860.108; P860.122; P860.112 A; P860.119; P860.118; P860.113; P860.117; P860.111; P860.101; P860.109; P860.104; P860.115; P860.107; P860.114; P860.116; P860.121; P860.103 A; P860.102 A; P860.106; 0110 A; P860/100 K; JBA 11/273 402 C; JBA 11/273-403 C; Measured Works Schedule, Detailed Soft Layout Proposals, James Blake Associates; Arboricultural Implications Assessment and Arboricultural Method Statement Combined, January 2012.

Reason: For the avoidance of doubt.

**Statement as 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.

[Note: In advance of consideration of the application the Committee were informed of a correction to the report at page 175 which should read “approval that the width of the garages must comply with the Council’s standards.”, which was detailed in the Late Sheet along with a revised list of drawing numbers.]