

Item No. 8

APPLICATION NUMBER	CB/13/01850/FULL
LOCATION	18 Chapel Road, Flitwick, Bedford, MK45 1EA
PROPOSAL	Erection of detached 2 bed bungalow with ancillary double garage and new crossover for No18.
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Sarah Fortune
DATE REGISTERED	14 June 2013
EXPIRY DATE	09 August 2013
APPLICANT	Mrs J Stevens
AGENT	FOD Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Fiona Chapman on grounds of overdevelopment of the site and loss of amenity to neighbours.
RECOMMENDED DECISION	Full Application - Approval

Recommended reasons for granting

There are no policy objections to the principle of the erection of a dwelling in this backland position in accordance with policies DM3, DM4 and CS1 in the Core Strategy and Development Management Planning Document dated 2009 and policies 38 and 43 in the emerging Development Strategy for Central Bedfordshire dated 2013. There will be limited impact on the amenities of neighbours and there are no highway objections. The proposal complies with the Core Strategy and Development Management Planning Document dated 2009, the emerging Development Strategy for Central Bedfordshire dated 2013 and the NPPF.

Recommendation

That Planning Permission be granted

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 Full details of both hard and soft landscaping shall be submitted to and

approved in writing by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 3 The scheme approved in Condition 2 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the completion of the development. Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

Reason: In order to ensure that the planting is carried out within a reasonable period in the interest of the visual amenities of the area.

- 4 **A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme**

**before the use hereby permitted is commenced
before the building(s) is/are occupied
in accordance with a timescale agreed in writing with the Local Planning Authority.**

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 5 No development shall commence until 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 building(s) and the visual amenities of the locality.

- 6 Before the access is brought into use an area of land across the whole of the site frontage measuring at least 2.4m from and parallel to the nearside edge of the adjacent road carriageway shall be provided and thereafter be kept free of all obstruction to visibility exceeding a height of 1.0m above the adjoining carriageway level.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic that is likely to use it.

- 7 No development shall commence until details of the junction of the proposed vehicular access with the highway have been approved in writing by the Local Planning Authority and no part of the development hereby permitted shall commence until the junction has been constructed in accordance with the approved details.

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

- 8 Before the access is first brought into use a triangular vision splay shall be provided on each side of the new access and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the footway into the site along the centre lines of the anticipated vehicle path. The vision splays so described shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining carriageway at all times.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC01 and STE/01/P/sk/A/12/C

Reason: For the avoidance of doubt.

- 10 No development shall commence until detailed plans have been submitted to and approved in writing by the Local planning Authority showing existing and proposed site levels, proposed floor levels of the property and existing and proposed cross sections through the site and adjoining land. Only the approved details shall be implemented.

Reason: To safeguard the amenities of neighbours and the visual amenities of the area generally.

Informative

The applicant is advised to require that lorries and vans involved in the construction of the development hereby approved only come to the site during the hours of 09:00 and 17.50 Mondays to Fridays and 09:00 to 13:00 Saturdays and not at all on Sundays, Banks or Public Holidays.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
2. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.

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.

In advance of the consideration of the application the Committee were advised of a revised plan indicating boundary treatments, retention of the boundary hedges and two parking spaces to the front of the site. The Highway Officer remains of the view that the proposal is acceptable. An objection from a neighbour. In addition the Committee were advised of a further informative.