

## LATE SHEET

### WIXAMS JOINT DEVELOPMENT CONTROL COMMITTEE – 25.09.2013

*Item 4 (Pages 3 - 28) – CB/13/01265/FULL and 13/00751/MAR –  
Land to east of Ampthill Road, Opposite Sheffield House, Ampthill Road,  
Houghton Conquest*

#### Updates:

##### **Descriptions –**

The description of the Central Bedfordshire application has been revised, to take into account a recent Variation of Condition application, and as such should now be –

Reserved Matters: following Outline Application (00/01971/OUT) originally granted on appeal under Ref No. APP/J0215/A/07/2056713/NFW and varied by CB/10/00707/VOC, 10/01905/VOC and CB/13/01871/VOC, for approval of appearance, layout, scale and landscaping for Plots 1-8, 10-16, 20-31, 23-27, 96-110 and partial plots 17, 18, 19, 42, 48 and 49 (52 dwellings)

The description of the Bedford Borough application has been revised, as it was reported incorrectly, and as such should now be –

Reserved Matters: following Outline Application (10/01364/M73) for approval of appearance, layout, scale and landscaping for Plots 32-41, 50-94 and partial plots 17, 18, 19, 42, 48 and 49 (58 dwellings).

##### **Landscaping -**

A revised landscaping plan has been received, plan number M2261.01D. The plan incorporates revised species to be used for planting through out the site. The new species list includes more appropriate and native planting and a change to the colour of the LEAP area surfaces.

##### **Highways -**

A revised site layout plan and highway tracking plans have been received, plan numbers E921/P/PL01 Rev L, SK12 Rev C, SK13 Rev C, SK14 Rev C, SK15 Rev C and SK16 Rev C.

The new plans were requested by Highway Officers for both Authorities as there was concern about overrun of pedestrian areas and verges by larger vehicles. The revised plans confirm that this is acceptable and no objections are raised by the Highway Officers.

##### **Public Art –**

Condition 11 needs to be removed from the CBC report, as a contribution towards public art has already been agreed as part of the previous S106 agreement.

## **Conditions:**

- Delete Condition 11 in CBC report.

- Add new condition in CBC report -

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers E921/P/PL01 Rev L, SK12 Rev C, SK13 Rev C, SK14 Rev C, SK15 Rev C, SK16 Rev C, M2261.01D, E291/P/FENCE/01, E921/P/LP02, E921/P/HTRUF+/02 Rev A, E921/P/HTBUDSA/02, E921/P/HTDID/02, E921/P/HTDAL/DET/02, E921/P/HTDAL/SEMI/02, E921/P/HTPIC/02, E921/P/HTHOU/02, E921/P/HTPIC/02, E921/P/HTR3/01, E921/P/HTR3SA/01, E921/P/HTBERSA/02, E921/P/HTWIN/02, E921/P/HTR3/02, E921/P/HTR3SA/02, E921/P/HTSTRA/02, E921/P/HTWILSA/02, E921/P/HTWHA+/02, E921/P/HTSTA/02, E921/P/HTBRA+/02, E921/P/HTBOLSA/02, E921/P/HTBOL/02, E921/P/HTAPP+/02, E921/P/HTDUN/02, E921/P/HTBUD/02, E921/P/GARAGE/01, E921/P/HTSTRA/01, E921/P/HTWIN/01, E921/P/HTWILSA/01, E921/P/HTWHA+/01, E921/P/HTSTA/01, E921/P/HTBRA+/01, E921/P/HTBOLSA/01, E921/P/HTBOL/01, E921/P/HTBERSA/01, E921/P/HTAPP+/01, E921/P/HTDUN/01, E921/P/HTBUD/01, E921/P/HTBUDSA/01, E921/P/HTDID/01, E921/P/HTDAL/DET/01, E921/P/HTDAL/SEMI/01, E921/P/HTRUF+/01, E921/P/HTHOU/01, and E921/P/HTPIC/01.

REASON: For the avoidance of doubt

- Add new condition in BBC report –

No development shall take place until details of the local flow routing for a worst case 1 in 100 year return period rainstorm event has been submitted to and agreed in writing by the Local Planning Authority. The details submitted shall demonstrate that properties will not suffer localised flood risk from ponding on carriageways, wash from vehicles or as a result of the orientation of the accesses to buildings on the flow route. The development shall be built in accordance with the approved details.

REASON: In the interest of ensuring that there is no flood risk to the buildings forming part of this development , in accordance with in accordance with Policy NE16 of the Bedford Borough Local Plan 2002 and Policy CP26 of the Bedford Borough Core Strategy and Rural Issues Plan 2008.