

## **Item No. 5**

<b>APPLICATION NUMBER</b>	<b>CB/13/02733/FULL</b>
<b>LOCATION</b>	<b>Bell Farm 15 Dunstable Road, Studham, Dunstable, LU6 2QG</b>
<b>PROPOSAL</b>	<b>Demolition of existing buildings and erection of 23 dwellings including amendments to existing access.</b>
<b>PARISH</b>	<b>Studham</b>
<b>WARD</b>	<b>Caddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Gammons &amp; Stay</b>
<b>CASE OFFICER</b>	<b>Abel Bunu</b>
<b>DATE REGISTERED</b>	<b>02 August 2013</b>
<b>EXPIRY DATE</b>	<b>01 November 2013</b>
<b>APPLICANT</b>	<b>Bellway Homes</b>
<b>AGENT</b>	<b>DLA Town Planning Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Departure from the Development Plan</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application recommended for Approval</b>

### **Reasons for Granting**

Whilst the proposed development would be inappropriate in the Green Belt, the proposal to redevelop the site for residential purposes has demonstrated the very special circumstances required by reason of the removal of a non-conforming commercial use from the site when taken together with (a) the relocation of the commercial development elsewhere within the district and hence retaining employment opportunities within CBC (b) the opportunity presented to improve highway safety at the junction of the existing access with Dunstable Road (c) the proposed design which is based on the vernacular style (d) entering into a section 106 Agreement to secure the provision and improvement of community infrastructure. Furthermore, the development would not be, harmful to the character and appearance of the area, prejudicial to highway safety and would not be harmful to residential amenity thereby conforming to the development plan comprising Policies BE8, SD1, NE3, H4, E2 and T10 of the South Bedfordshire Local Plan Review, Policies 1, 2, 3, 6, 7, 8, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 36, 38, 43, 45, 46, 47, 49, 50, 57, 58 and 59 of the emerging Development Strategy for Central Bedfordshire and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010 and the Planning Obligations supplementary planning document and the Chiltern Design Guide.

## Recommendation

That Planning Permission be **GRANTED** subject to the completion of an Agreement under Section 106 of the Town and Country Planning Act in respect of:

- **Waste management contributions : £2, 208**
- **Green Infrastructure (Footpaths improvement) : £17, 000**
- **Education contribution : £93, 200**
- **Sports facilities : £20, 040**
- **Community facilities contribution : £7, 817**
- **Emergency services : £6, 040**
- **Health Facilities : £17, 508**
- **Affordable Housing : 7 units**
- **Relocation of existing uses to appropriate sites**
- **Sustainable transport**
- **Highway Access improvements**
- **Waiver against damage to surface by waste collection vehicles**

and subject to the following conditions :

### RECOMMENDED CONDITIONS

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Before development begins and notwithstanding the details submitted with the application, details of the materials to be used, which should include a written schedule of external materials for walls, roofs and final finishes for the proposed buildings and any hard landscaping and surfacing shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: To control the appearance of the buildings.  
(Policies BE8, S.B.L.P.R and 43 & 45 DSCB).**

- 3 Notwithstanding the details submitted with the application, all window and door joinery to be installed throughout the development hereby approved shall be of painted timber, and shall be maintained as such thereafter.

Reason: To control the appearance of the buildings.  
(Policies BE8, S.B.L.P.R and 43 & 45 DSCB).

- 4 **Before development begins, a landscaping scheme to include full details of any hard surfaces, earth mounding, hedges, permanent fences, and temporary fences required for the establishment of the**

**hedges 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 having regard to the context of the development .  
(Policies BE8 & NE3, S.B.L.P.R and 36, 43, 45, 50 & 59).**

**5** Tree Protection Measures

All operations, protection measures and procedures shall be undertaken in strict accordance with the Arboricultural Method Statement, dated July 2013, produced by First Environment Ltd, (Ref 5114.FE.AMS.01 Rev E) that includes the Tree Protection Plan (Ref: FE TPP 05 -Appendix A).

Reason: To ensure a satisfactory standard of tree protection to secure the health, anchorage, visual amenity and effective screening of existing boundary planting.  
(Policies BE8 & NE3, S.B.L.P.R and 36, 43, 45, 50 & 59).

**6** Horse Chestnut Tree T25 Root Protection Measures

Root Protection Measures shall be undertaken in strict accordance with the drawing "Typical Root Protection Details" produced by Travis Baker, dated 16th September 2013 (Ref. Project No. 12156, Dwg No. 4).

Reason: To ensure a satisfactory standard of root protection to secure the health, anchorage and amenity of the protected Horse Chestnut tree T25, as listed in the Tree Schedule that forms Appendix B of the Arboricultural Method Statement associated with the application.  
(Policies BE8 & NE3, S.B.L.P.R and 36, 43, 45, 50 & 59).

**7** **Prior to the commencement of the development hereby permitted, the applicant shall submit in writing for the approval of the Local Planning Authority, a suitable external lighting design scheme and impact assessment, devised to eliminate any detrimental effect caused by obtrusive light and/or glare on neighbouring land uses. The scheme shall be prepared by a suitably qualified lighting engineer in accordance with relevant publications and standards, and the approved scheme shall be fully implemented prior to the first occupation of the dwellings, unless an alternative period is approved in writing by the Authority.**

**Reason: To control the development in the interests of the amenities of the area.  
(Policy BE8, S.B.L.P.R. and 43 D.S.C.B).**

**8** **No development shall commence until a Code of Construction Practice has been submitted to and approved in writing by the Local Planning**

**Authority which shall detail methods that all developers, contractors and sub-contractors will employ at all times during demolition, construction and other engineering operations on site. The Code of Practice shall include:**

- **Details of size of vehicles, traffic routes and points of access/egress to be used for construction purposes;**
- **Measures to be used to control and suppress dust;**
- **Measures to be used to reduce the impact of noise & vibration arising from noise/vibration generating activities on site, in accordance with best practice set out in BS:5228:1997 "Noise and vibration control on construction and open sites";**
- **The siting and appearance of works compounds;**
- **Wheel cleaning facilities for construction traffic.**

**The implementation of the development shall only be undertaken in accordance with the approved Code.**

**Reason: To control the development in the interests of the amenities of the area.**

**(Policy BE8, S.B.L.P.R. and 43 D.S.C.B).**

**9 No development approved by this permission shall take place until the following have been submitted to and approved in writing by the Local Planning Authority:**

- a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.**
- b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.**
- c) Where shown to be necessary by the Phase 2 Desk Study, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.**
- d) Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied. The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.**

**The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.**

**Applicants are reminded that, should groundwater or surface water courses be at risk of contamination during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.**

**Reason: To protect human health and the environment  
(Policies BE8, S.B.L.P.R and 43 & 44)**

**10 No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:**

- 1. A Preliminary Risk Assessment (PRA) which has identified: - all previous uses - potential contaminants associated with those uses - a Conceptual Site Model (CSM) of the site indicating sources, pathways and receptors - potentially unacceptable risks arising from contamination at the site.**
- 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**
- 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**
- 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.**

**Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3:2012).  
(Policies BE8, S.B.L.P.R and 43 & 44)**

**11 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as**

identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect human health and the environment.  
(Policies BE8, S.B.L.P.R and 43 & 44)

- 12 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3:2012).  
(Policies BE8, S.B.L.P.R and 43 & 44)

- 13 **Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The scheme shall be implemented as approved.**

**Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3:2012).  
(Policies BE8, S.B.L.P.R and 43 & 44)**

- 14 Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason : To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3:2012).  
(Policies BE8, S.B.L.P.R and 43 & 44)

- 15 **The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.**

**Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3:2012).**

**(Policies BE8, S.B.L.P.R and 43 & 44)**

- 16 **Development shall not begin until details of the improvements to the junction between the proposed estate road and the highway have been approved by the Local Planning Authority and no building shall be occupied until that 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 of the proposed estate road.**

**(Policies BE8, S.B.L.P.R and 43 DSCB)**

- 17 Prior to the first use of the accesses in connection with the development hereby approved, visibility splays shall be provided at all private means of access from individual properties within the site onto the estate roads. This vision splay shall be provided on each side of the access drive and shall be 2.8m measured along the back edge of the new 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 line of the anticipated vehicle path. The vision splay so described and on land under the dwelling occupier's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the new estate road and the new individual accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.

(Policies BE8, S.B.L.P.R and 43 DSCB)

- 18 Prior to the first use of the access(es) in connection with the development hereby approved, visibility splays shall be provided at all private means of access from individual properties within the site onto the estate road. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the private means of access from its junction with the channel to the through road and 17m measured from the centre line of the access along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason: To provide adequate visibility at road junctions in the interest of road safety.

(Policies BE8, S.B.L.P.R and 43 DSCB)

- 19 **Development shall not begin until the detailed plans and sections of the proposed road(s), including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed (apart from final surfacing) in accordance with the approved details.**

**Reason: To ensure that the proposed roadworks are constructed to an adequate standard.**

**(Policies BE8, S.B.L.P.R and 43 DSCB)**

- 20 **Development shall not begin until details of turning areas suitable for a light goods vehicle to the private drive servicing plots 8 to 11 been approved by the Local Planning Authority and no building shall be occupied until those turning areas have been constructed in accordance with the approved details.**

**Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.**

**(Policies BE8, S.B.L.P.R and 43 DSCB)**

- 21 The length of all parking bays shall be at least 4.8m.

Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

(Policies BE8, S.B.L.P.R and 27 & 43 DSCB)

- 22 The maximum gradient of all vehicular accesses onto the estate roads shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

(Policies BE8, S.B.L.P.R and 43 DSCB)

- 23 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises and in the interests of preserving the character of the area.

(Policies BE8, S.B.L.P.R and 43, 45 & 50 DSCB)

- 24 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site 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.

(Policies BE8, S.B.L.P.R and 27 & 43 DSCB)

- 25 The driveway length in front of the garages shall be at least 6.0m as measured from the garage doors to the highway boundary.



Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway. (Policies BE8, S.B.L.P.R and 27 & 43 DSCB)

- 26 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

Reason: To prevent the deposit of mud or other extraneous material on the highway during the construction period in the interests of the amenity of the area .  
(Policies BE8, S.B.L.P.R and 43 & 45 DSCB)

- 27 **Before development begins, a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.**

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.  
(Policies SD1 & BE8, S.B.L.P.R and 24 & 43 DSCB)

- 28 **Details of bin storage/collection point shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The details so approved shall be implemented and thereafter retained.**

Reason: In the interest of amenity.  
(Policies BE8, S.B.L.P.R and 43 DSCB)

- 29 **Development shall not begin until the detailed plans of the proposed highway lighting, using light emitting diodes (LED) within the development has been approved by the Local Planning Authority and no building shall be occupied until that lighting has been installed in accordance with the approved details.**

Reason: To ensure that the proposed highways are adequately lit.  
(Policies BE8, S.B.L.P.R and 43 DSCB)

- 30 **Development shall not commence until a scheme detailing provision for on site parking for construction workers 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.

**(Policies BE8, S.B.L.P.R and 43 DSCB)**

- 31 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no alterations to the carports hereby permitted, including the insertion of garage doors, roller shutters or gates, shall be carried out without the grant of further specific permission from the Local Planning Authority.**

**Reason: To control the external appearance of the buildings and in the interests of highway safety.  
(Policies BE8 S.B.P.L.R and 27, 43 & 45 D.S.C.B).**

- 32 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order without modification), no additions to, or extensions or enlargements of, the dwellings hereby permitted shall be erected without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the openness of the Green Belt and to control the external appearance of the dwellings in the interests of safeguarding the special landscape character of the area.  
(Policies SD1, NE3 & BE8, S.B.L.P.R. and 36 & 43 D.S.C.B).

- 33 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the provision within the curtilage of the dwelling of any building or enclosure, swimming or ornamental pool required for purposes incidental to the enjoyment of the dwelling, or the alteration of such a building, enclosure, swimming or ornamental pool shall not be carried out without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the openness of the Green Belt and to control the external appearance of the dwellings in the interests of safeguarding the special landscape character of the area.  
(Policies SD1, NE3 & BE8, S.B.L.P.R. and 36, 43 & 45 D.S.C.B).

- 34 **No construction works shall take place until an independently verified Code for Sustainable Homes report that achieves a Code Level 3 rating or above for each dwelling has been submitted to and approved in writing by the Local Planning Authority. Thereafter, each dwelling shall be provided in accordance with the report before it is first occupied.**

**Reason: To ensure that the proposed dwellings are built to a previously approved standard of environmental performance, as set out in the Code for Sustainable Homes.  
(Policies 43 & 46 D.S.C.B).**

- 35 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12119/P/01,12119/P/02 Rev H, 12119/P/03A, 12119/P/04A, 12119/P/05A, 12119/P/06A, 12119/P/07A, 12119/P/08A, 12119/P/09A,

12119/P/10A, 12119/P/11A, 12119/P/12A, 12119/P/13A,12119/P/14A, 12119/P/15A, 12119/P/16A, 12119/P/17A, 12119/P/18A, 12119/P/19A, 12119/P/20A, 12119/P/21A,12119/P/22A,12119/P/23A,12119/P/24A and 5114/LM02 Rev. A, 5114/PP 03 Rev. A, 5114/PP 04 Rev. A & 5114/PP 05 Rev. A.

The following amended plans have been received: 2119/P/14B & 12119/P/24B and 5114/LM02 Rev. D, 5114/PP 03 Rev. D, 5114/PP/04 Rev. D, 5114/PP 05 Rev D, 12156/4, SK05 Rev. E and SK06.

Reason: For the avoidance of doubt.

### Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. 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.
3. Further surveys may be required should any trees be proposed for removal in case they are of interest for bats or if the development occurs after January 2015 as survey data is only regarded as remaining current for 2 years.
4. The Environment Agency has recommended a condition to protect ground water as we are not confident that sufficient evidence has been formally submitted to prove there is no risk to *controlled waters* on site and from the former and current use of the land immediately adjacent to the site. At this stage, we would therefore require that a Preliminary Risk Assessment (PRA) be undertaken. This should include a walkover survey to investigate areas of potential contamination from current and former land uses. Should risks be identified from the Preliminary Risk Assessment then further site investigation work may be required. The site is underlain by the Lewes Nodular Chalk Formation & Seaford Chalk Formation, which is a drinking water protected area under the EU Water Framework Directive. The Principal Aquifer is of high vulnerability.
5. Piling or any other foundation designs using penetrative methods can result in risks to controlled waters. It should be demonstrated that any proposed piling will not result in contamination of groundwater.
6. No information has been provided as to the intended method of foul drainage. The applicant's attention is drawn to DETR Circular 03/99 which requires an applicant to demonstrate that a connection to the foul sewer is available.

### Flood Risk

We find the submitted Flood Risk Assessment (FRA) and drainage strategy to be acceptable. We recommend that the highway design should consider the need for appropriate flow routing in the 1 in 100 plus climate change event, with highway levels designed accordingly.

We ask to be consulted on the details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations.

7. 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 Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN.
8. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in central Bedfordshire (Design Supplement 7 – Movement, Street and Places" and the Department of the Environment/Department of Transport's "Manual for Street", or any amendment thereto.

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

It is recommended that planning permission be granted for this proposal. 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 in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation and public responses received since the agenda was published and detailed in the Late Sheet, including objections from neighbours, a petition against the application with 6 signatures, representations regarding access rights:
  - a. Housing Development Officer
  - b. Conservation OfficerThe applicant provided a response to comments from the Parish Council's comments. There was also the final figures for the Section 106 Agreement.
3. The above conditions were revised and consolidated as detailed in the Late Sheet. Renumbering occurred where necessary.]