

Item No. 10

APPLICATION NUMBER	CB/13/03560/RM
LOCATION	Land South Of, Potton Road, Biggleswade
PROPOSAL	Reserved Matters: Change to Approval CB/11/02327/RM dated 19/10/2011 relating to Blocks 25, 26, 29, 34 and 36 of development south of Potton Road, Biggleswade - Replacement of 8no. Affordable Flats (Plots 153-160) in Block 36 with 4no. Houses (Plots 153-156) resulting in a reduction in dwelling numbers from 103 dwellings to 99 dwellings
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Nikolas Smith
DATE REGISTERED	14 October 2013
EXPIRY DATE	13 January 2014
APPLICANT	Martin Grant Homes
AGENT	ECE Architecture
REASON FOR COMMITTEE TO DETERMINE	This application is before the committee because it is a major application and the Town Council has objected to it.
RECOMMENDED DECISION	Reserved Matters - Granted

Recommendation:

Approval subject to conditions.

- 1 No development shall commence on Plots 153-156 (inclusive) before a scheme detailing the materials and boundary treatment in respect of those residential plots has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those details.**

Reason: To ensure high quality development and for the avoidance of doubt.

- 2 No development shall commence on Plots 153-156 (inclusive) until the detailed plans and sections of the proposed road(s), including gradients and methods of surface water disposal relevant to those Plots have been approved in writing by the Local Planning Authority. None of those Plots shall be occupied until the relevant section of road which provides access thereto has been constructed (apart from final surfacing) solely in accordance with the approved details.**

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

- 3 **No development shall commence on Plots 153-156 (inclusive) until a scheme for the parking of cycles for those Plots (and access thereto) has been submitted to and approved in writing by the Local Planning Authority. The details shall be wholly implemented before any of those Plots 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 and in the interests of encouraging the use of sustainable modes of transport.

- 5 Before any of the accesses to the dwellings are first brought into use, a triangular vision splay shall be provided on each side of the new access drive 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 along from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splay so described shall be maintained free of any obstruction exceeding a height of 600mm above the adjoining footway level in perpetuity.

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

- 7 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.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [5619 001 rev L, 5619 LOC, 5619 050, 5619 051, 5619 052 and 5619 053].

Reason: For the avoidance of doubt.

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

Approval of reserved matters has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.