

Item No. 10

APPLICATION NUMBER CB/13/04451/FULL
LOCATION Crossways Park, Hitchin Road, Arlesey, SG15 6SG
PROPOSAL Alterations to access road incorporating changes to road layout and incorporation of new footpath to Hitchin Road from development approved under planning permission CB/10/02584/REN and CB/11/02358/RM.

PARISH Arlesey
WARD Arlesey
WARD COUNCILLORS Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER Mark Spragg
DATE REGISTERED 06 January 2014
EXPIRY DATE 03 March 2014
APPLICANT UK Construction
AGENT Reynolds Associates
REASON FOR COMMITTEE TO DETERMINE Called in by Councillor Dalgarno due to concerns from local residents and the occupiers of the remaining business units.

RECOMMENDED DECISION Full Application - Recommended for approval

Recommendation

That Planning Permission be approved for the following reasons:

RECOMMENDED CONDITIONS / REASONS

- 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 **No development shall begin before a landscaping scheme has been 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.

- 3 The new road layout and footway hereby approved shall replace that approved under condition 2 of the reserved matters approval CB/11/02358/RM (pursuant to planning permission CB/10/02584/REN).

Reason: For the sake of clarity.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [10574/L10/D, L12D, 201P2].

Reason: For the avoidance of doubt.

Notes to Applicant

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

This application has been recommended for approval. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively 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 under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of photographs provided by a resident showing parking on the road were included in the Late Sheet. A copy is appended to these Minutes.]