

## Item No. 09

<b>APPLICATION NUMBER</b>	<b>CB/14/01274/RM</b>
<b>LOCATION</b>	<b>Marston Park, Land off Bedford Road, Marston Moretaine, Bedford, MK43 0YS</b>
<b>PROPOSAL</b>	<b>Reserved Matters: Infrastructure Landscaping, western bunds, southern gateway, on street planting, cricket pitch. Following Outline Application MB/06/0593/OUT &amp; CB/11/1708/REN Mixed use development comprising of approx. 480 dwellings.</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>14 April 2014</b>
<b>EXPIRY DATE</b>	<b>14 July 2014</b>
<b>APPLICANT</b>	<b>Barratt Homes</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>This is a major planning application with an objection from the Parish Council.</b>
<b>RECOMMENDED DECISION</b>	<b>Reserved Matters - Approval</b>

### Summary of recommendation:

It is considered that the development as proposed is in accordance with Local and National Planning Policy, and the Marston Park Design Code. It is considered that the development would result in a suitable level of landscaping across the site, to create an comprehensive development.

### Site Location:

The site lies to the east of the village of Marston Moretaine. Along its western boundaries it adjoins existing residential areas off Bedford Road and Station Road. It adjoins the Marston Vale Millennium Country Park and Forest Centre to the east/southeast. To the northeast is Anglian Water sewage treatment works.

The site lies within the Settlement Envelope of Marston Moretaine and was granted outline planning permission under planning application ref: MB/06/00593/OUT dated 7 October 2008 for Mixed use development comprising approximately 480 dwellings, 3 hectares of B1 employment use, primary school, local centre, community sports hall and other engineering operations (all matters reserved except means of access).

### The Application:

Reserved Matters: Infrastructure Landscaping, "western bunds", "southern gateway", "on street planting" and "cricket pitch". Following Outline Application MB/06/0593/OUT & CB/11/1708/REN Mixed use development comprising of

approx. 480 dwellings.

This is reserved matters application for part of the landscaping, associated with outline consent MB/06/00593/OUT which was renewed CB/11/01708/REN (11.10.11).

Reserved Matters for other landscaping associated with this site, have been approved under planning application reference CB/13/3447/REN:

Reserved matters consent for landscaping of "The Green", "Park Edge", "Pocket Park", "Linear Park 1" and "Linear Park 2". - Approved.

## **RELEVANT POLICIES:**

### **National Policies**

National Planning Policy Framework

### **Core Strategy and Development Management Policies (November 2009)**

CS5, CS6, CS14, DM2, DM3 & DM4

### **Mid Bedfordshire Local Plan (First Review) 2005**

Policy HO8(3A)

### **Supplementary Planning Guidance**

Design in Central Bedfordshire A Guide for Development (January 2012)

### **Planning History**

MB/06/00593/OUT Outline: Mixed use development comprising approximately 480 dwellings, 3 hectares of B1 employment use, primary school, local centre, community sports hall and other engineering operations (all matters reserved except means of access) - Approved 7 October 2008.

CB/10/04231/RM Reserved Matters: Reserved Matters following outline application 06/00593/OUT for the erection of 191 dwellings in sub area 1 (details of layout, scale, appearance and landscaping) – Approved 24 February 2011.

CB/12/03082/RM Reserved Matters: Access, appearance, layout and scale of the Community Sports Hall pursuant to application MB/06/00593/OUT dated 07/10/08. Mixed use Development comprising approximately 480 dwellings, 3 hectares of B1 Employment Use, Primary School, Local Centre, Community Sports Hall and other Engineering Operations. - Approved

CB/12/03205/RM Reserved Matters: Appearance, layout and scale of residential component of Sub Area 2 & 3 (274 dwellings) Pursuant to Application MB/06/00593/Out dated 7/10/2008.

Mixed use development comprising approximately 480 dwellings, 3 hectares of B1 employment use, primary school, local centre, community sport hall and other engineering operations (all matters reserved except means of access). - Approved

CB/13/03447/RM

Reserved Matters: Infrastructure landscaping, linear park 1, linear park 2, the park edge, the green, and pocket park. (Following outline application MB/06/0593/OUT/ CB/11/01708/REN Mixed use development comprising approximately 480 dwellings, 3 hectares of B1 employment use, primary school, local centre, community sports hall and other engineering operations (all matters reserved except means of access). - Approved

**Representations:  
(Parish & Neighbours)**

Marston Moreteyne  
Parish Council

Marston Moreteyne Planning Committee objects to this application for the following reason:

- There are unresolved issues in relation to the specification of the cricket pitch submitted as part of this application.

It is therefore the planning committee's wish that the application be refused.

Neighbours

One comment received:

24 Watson Way (Backing onto western bunds).

Concern with regard to what this area of land will be used for in the future. This strip is used by walkers as a route though to Forest Centre. Thought that it was not meant to be a footpath.

2 Site notices 30.04.14

Amphill Cricket Club:

We, Amphill Town Cricket Club (ATCC) the users of the existing and proposed cricket facilities at Marston Moretaine, have been asked by Marston Moreteyne Parish Council to comment on this planning application.

This we have done and wish to record our views on your official site as well. We have no comments or objections to the proposed landscaping boundary proposals contained in this planning application, but do comment on the element relating to the proposed cricket ground and cricket square and in particular the planning document entitled Preliminary Draft for Review Marston Park,

Marston Moretaine Cricket Pitch Specification dated March 2013.

We, ATCC, have access to specialist advice from the English Cricket Board (ECB) via their advisers from the Institute of Groundsmen (IoG). Their Regional advisers have reviewed the Specification and have serious concerns about the adequacy of the document to ensure a suitable and long lasting cricket pitch in this location, and our fear is that we could end up with a White Elephant unsuitable and dangerous for cricket, wasting a significant amount of money and a wonderful opportunity for an excellent cricket facility. We have tried unsuccessfully to arrange a meeting between our professional advisers and the applicants professional team and, because time is of the essence regarding registering our comments, we have been placed in the position of having to object to the proposed Specification planning document and ask the Planning Authority to defer their decision and instruct the applicant to meet and consult with our advisers to ensure that the Specification and eventual cricket facility is correct for this location and will be the basis of an excellent cricket facility.

Advertised                      No comments received

### **Consultations/Publicity responses**

Strategic Officer	Landscape	I do have concerns about two main things - the size of the specimen tree stock and the ornamental nature of some of the shrubbery on the perimeter mound.
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Tree and Officer	Landscape	Application deals with amendments and changes to a number of plans with regards to landscaping.
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No issues with regard to tree and shrub planting but I do not deal with grass and wild flower mixes so cannot really comment on them.

Natural England	The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.
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The amendment to the previous reserved matters consultation are unlikely to have significantly different impacts on the natural environment than the original proposal.

Forest Centre	Proposed 'leisure route' should be at least 3m wide;
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Red Oak is technically not native to Bedfordshire or the UK so ideally native Oak (*Quercus rubur*) should be used for planting within or along the Country Park boundary; and

To ensure that further consultation does place on all points located on the plans with 'details to be agreed' especially the location of the raised table top proposed on the Forest Centre driveway entrance.

## **Determining Issues**

**The main considerations of the application are;**

- Principle of Development
- Compliance with the Design Code/ landscaping
- Other Issues

## **Considerations**

### **1. Principle of Development**

- The principle of mixed use development at Land East of Marston Moretaine confirmed by its allocation for development in the Mid Bedfordshire Local Plan, First Review 2005.
- Outline planning permission (ref no. MB/06/00593/OUT) was approved in October 2008 and this further underlined the acceptability in planning policy terms of residential development in this location.
- A condition of the outline planning permission was for any development to be carried out in accordance with the Master Plan and Design Code to be approved by the Local Planning Authority; this code was approved July 2010.
- The revised Master Plan and Design Guide contains (amongst others) regulatory details which all of the new residential development on the site must comply with.

### **2. Compliance with the Design Code and Landscape details**

The Design code sets out objectives for each open space, the objectives are in bold.

Western Bunds -**To retain and reinforce the integrity of the boundary vegetation, as appropriate, to provide screening for existing residential properties, with green corridors to enhance ecological and landscape benefits, to promote physical links with village to provide recreational routes where appropriate and safe to do so.**

It is considered this complies with this criteria, the boundary will provide a mature green corridor between Marston Park and the established boundary of Marston village.

Southern Gateway- **Feature planting will be used in key gateways and focal points.**

It is considered that the plans show some large species of tree, which should they be

installed at those girths, might require a lot of watering to establish. It is considered that the more mature the planting, the quicker the site will appear integrated. Should the landscaping require significant levels of watering to establish then this would be for the developer to ensure its maintenance.

**On Street Planting- To link green spaces throughout the site.**

It is considered that the trees are acceptably spaced, to ensure a green feel to the main street routes.

**Cricket Pitch - To provide formal play and sport provision within an informal setting, that reflects the proximity of the Millennium Country Park and Forest Centre.**

The plans show The Green laid out as a cricket pitch, it is considered that it has a natural organic shape to the edge, and therefore would reflect the proximity of the Millennium Country Park.

Concerns have been raised regarding the specification of the cricket pitch. It is considered that a condition would be suitable to allow Barratt Homes to revise plans, in consultation with Ampthill Cricket Club and the Parish Council and have the details discharged as a condition. This was discussed with a representative of the Parish Council, it is noted that the Parish Council did not feel a condition would be suitable to overcome their concerns.

In summary it is felt that proposal for these aspects of landscaping adheres to the principles within the Design Code.

### **3. Other Issues**

#### Impact upon neighbouring properties:

The landscape proposals are for the formalised green areas within the development, it is considered that they would not significantly impact negatively upon the residential amenities of existing or future residential properties. This has been considered in terms of the scale, and nature of the development.

Concern was raised by a neighbouring property on Watson Way, the green area to the rear of their property is used as an informal walk way, there is a 5 bar gate which provides maintenance access. Correspondence has been undertaken with this neighbour to establish that there is no consented defined Right of Way on this piece of land, however it would be the responsibility of the landowner to block the access should they wish to restrict people walking on it as an informal route. It is considered no change of use would be required.

#### Human Rights Issues:

The proposal would raise no known Human Rights Issues.

#### Equality Act 2010:

The proposal would raise no known issues under the Equality Act.

**Recommendation**

That Reserved Matters Consent be granted subject to the following conditions:

**RECOMMENDED CONDITIONS / REASONS**

- 1 Within 12 months of the approval of this Reserved Matters application, further details of the cricket square shall be submitted the Local Planning Authority. The development shall be carried out in the details approved in writing by the Local Planning Authority.

Reason: The details submitted within this application are insufficient to ensure a satisfactory community cricket pitch.

- 2 Within 12 months of the approval of this decision, plans shall be submitted to and approved in writing by the Local Planning Authority, which shows all proposed "leisure routes" as shown on plans Bir.3429\_15G to be 3 metres in width. The development shall be carried out in accordance with those approved plans, and maintained in perpetuity.

Reason: To ensure a suitable width to allow for inclusive leisure standards.

- 3 This approval relates only to the details shown on the submitted plans, numbers Bir.3429\_36A, Bir.3429\_11C, Bir.3429\_16D, Bir.3429\_15G, Bir.3429\_26C.

Reason: To identify the approved plan/s and to avoid doubt.

**Notes to Applicant**

**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 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.

**DECISION**

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