

## Item No. 7

**APPLICATION NUMBER** CB/14/01184/FULL  
**LOCATION** Land South Of Stotfold, Norton Road, Stotfold  
**PROPOSAL** Erection of 1 No. 1 bed flat, 2 No. 2 bed flats, 151sq.m (gross internal) A1 shop, parking spaces and parking bay on main street (resubmission of CB/13/01624/FULL)  
**PARISH** Stotfold  
**WARD** Stotfold & Langford  
**WARD COUNCILLORS** Cllrs Clarke, Saunders & Saunders  
**CASE OFFICER** Stuart Robinson  
**DATE REGISTERED** 16 April 2014  
**EXPIRY DATE** 11 June 2014  
**APPLICANT** Taylor Wimpey (South Midlands)  
**AGENT** APC Planning  
**REASON FOR COMMITTEE TO DETERMINE** Request by Councillor Brian Saunders in light of concerns expressed by Stotfold Town Council.

**RECOMMENDED DECISION** Full Application - Granted

### Recommendation

That Planning Permission be granted subject to the following conditions and completion of a Unilateral Undertaking:

### 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 commence until samples of the brick, render, roof tiles and weather boarding to be used for the external walls and roofs of the new building have been 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 building in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 43 of the emerging Central Bedfordshire Development Strategy.

- 3 **No development shall commence until a scheme has been submitted for the written approval of the Local Planning Authority for limiting the transmission of noise between;**

- a) the car parking access road and the built over first floor residential unit above (flat 3 kitchen/living/dining)
- b) the ground floor shop and the first floor residential units
- c) Main Street/Grange Drive link, external customer noise and the residential units.

**Any works which form part of the scheme approved by the Local Planning Authority shall be completed and the effectiveness of the scheme shall be demonstrated to the satisfaction of the Local Planning Authority before any permitted development is occupied, unless an alternative period is approved in writing by the Authority.**

**Reason: To ensure adequate insulation against transmission of noise from the car parking access road, ground floor shop and road traffic/customer noise in main street/grange drive link and the residential units and therefore provide an acceptable internal noise environment for future occupiers of the development in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.**

- 4 The development hereby approved shall not be brought into use until details, including acoustic specifications, of all fixed plant, machinery and equipment such as compressors, generators, air conditioning units, refrigeration plant or plant and equipment of a like kind, installed within or external to the shop premises, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjoining occupiers in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

- 5 The development hereby approved shall not be occupied until details of bin storage, including the inclusion of communal bins, have been submitted to and approved in writing by the Local Planning Authority and the bin storage areas have been implemented in accordance with the approved details. The bin storage areas shall be retained thereafter.

Reason: In the interest of amenity in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 43 of the emerging Central Bedfordshire Development Strategy.

- 6 The development hereby approved shall not be brought into use until a car parking management plan has been submitted to and approved by the Local Planning Authority. The car parking provision hereby approved shall only be implemented in full accordance with the approved management plan.

Reason: To ensure the availability of car parking for the exclusive use of occupiers of the proposed residential units in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009) and Policy 27 of the emerging Central Bedfordshire Development Strategy (2013).

- 7 The proposed development shall be carried out and completed in all respects in accordance with the parking siting and layout illustrated on the approved plan No.08 870-SK10 Rev.I and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009) and Policy 27 of the emerging Central Bedfordshire Development Strategy (2013).

- 8 The retail unit shall only be open to customers between the hours of 7.00am to 10.30pm Mondays to Saturdays and 7.00am to 10.00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy and accord with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

- 9 Deliveries by commercial vehicles shall only be made to or from the retail premises between 8.00am and 6.00pm Monday to Saturday, and at no time on Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the amenities which occupiers of neighbouring properties might reasonably expect to enjoy and accord with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 08 870-SO01 Rev.C, 08 870-SK01 Rev.F, 08 870-SK02 Rev.C, 08 870-SK04 Rev.D, 08 870-SK05 Rev.D, 08 870-SK06 Rev.B, 08 870-SK07 Rev.C, 08 870-SK08, 08 870-SK10 Rev.I, 08 870-SK20 Rev.A and 08 870-SK21 Rev.A.

Reason: For the avoidance of doubt.

## Notes to Applicant

1. 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.
2. Each bin must be accessible without having to move the other bins. This store should be secured with a keypad in order to prevent misuse by the commercial premises.
3. The proposed gates will need to be unrestricted on collection day. The collection crew will collect the bins from the store on collection day and return them back to the store after emptying, to that end there will be no need for a collection point.

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

Planning permission has been 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.

## Reasons for Granting

The principle of development has been established by the granting of outline planning permission (reference MB/02/00242/OUT) and is further supported by Policy DM4 of the Core Strategy and Development Management Policies Development Plan Document, Policy 38 of the emerging Development Strategy for Central Bedfordshire, the Land South of Stotfold Development Brief, the Land South of Stotfold Design and Landscape Strategy Code and the National Planning Policy Framework.

The proposed erection of 1 No. 1 bed flat, 2 No. 2 bed flats, 151 sq. metres A1 shop, parking spaces and parking bay, by reason of the siting, design, scale would complement the local surroundings and would not result in a loss of light, privacy or overshadowing or be prejudicial to highway safety as considered by Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies Development Plan Document, Policies 27, 38 and 43 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework. The development is in further conformity with technical guidance the Revised Central Bedfordshire Design Guide, the Land South of Stotfold Development Brief and the Land South of Stotfold Design and Landscape Strategy Code.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. A condition relating to traffic measures would be included. ]