

Item No. 09

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

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.

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 to the Local Planning Authority. This shall include a timetable for the warles to be undertaken. The development shall be carried out in accordance with 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.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. Condition 1 has been amended to ensure the cricket pitch meets the requirements of the Ampthill Cricket Club as above.]