

## Item No. 6

<b>APPLICATION NUMBER</b>	<b>CB/14/01026/FULL</b>
<b>LOCATION</b>	<b>1A Hatch, Sandy, SG19 1PT</b>
<b>PROPOSAL</b>	<b>Erection of two attached dwellings following demolition of existing bungalow.</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Turner</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>09 June 2014</b>
<b>EXPIRY DATE</b>	<b>04 August 2014</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Westwood</b>
<b>AGENT</b>	<b>Aragon Land &amp; Planning Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Call in. Cllr T Turner - Reasons i) significant improvement to the site, ii) housing needed in the hamlet.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refusal Recommended</b>

### Reason for Granting

The proposal would not have a negative impact on the character of the surrounding area as the building would contribute to the rural setting in terms of scale and appearance and would replace an existing dwelling in the open countryside. The proposal would also not have an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety. The proposal also makes provision for Planning Obligations towards local infrastructure requirements. Therefore by reason of its size, design and location, the proposal is in conformity with Policies 50 and 52 of the Draft Development Strategy, Policy CS2 of the adopted Core Strategy and Development Management Policies Document (2009); and The National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, 2014.

### Recommendation

That the Interim Assistant Director of Planning be delegated to approve the application subject to the following conditions:

- 1 The development hereby permitted 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 take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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 the interests of the visual amenities of the locality.**

- 3 A visibility splay shall be provided at the junction of the vehicular access of plot 2 before the development is brought into use. The splay shall extend in a southerly direction to the limits of the site's highway frontage at plot 1 (where it abuts the public highway and the boundary of no. 3) from a point on the centre line of the access measured 2.0m back from the road channel. The required vision splay shall for the duration of the development remain free of any obstruction to visibility.

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

- 4 Before development commences details of the parking provision for plot 1, located outside of the required visibility splay, shall be submitted to and approved in writing by the local planning authority and the development shall not be brought into use until the parking provision has been constructed in accordance with the approved plans.

Reason: To provide adequate on site parking without obstruction to driver/driver intervisibility

- 5 The proposed vehicular access shall be surfaced in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 5.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 6 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.**

- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the parking provision on the site shall not be used for any purpose, other than as parking provision, 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.

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans 13-076-101C, 20-2013-102A, 13-076-103A, 13-076-104C, 13-076-105A, 20-2013-106

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

## NOTES

(i) In advance of the consideration of the application the Committee were advised of additional consultation received as follows:

Northhill Parish Council – no objections proportionate in scale and would improve are.

Internal Drainage Board – No objections.

The Committee noted that revised had been received amending the red line of the application site boundary so that it meets the boundary with the public highway.

An amended Drawing Number Condition had been made to reflect revised plans numbered 13-076-101C, 20-2013-106.

(ii) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.