

Item No. 11

APPLICATION NUMBER	CB/14/02174/REG3
LOCATION	Flitwick Leisure Centre, Steppingley Road, Flitwick, Bedford, MK45 1TH
PROPOSAL	OUTLINE APPLICATION: 72 no. dwelling units and associated roads, areas of play and regrading of open space.
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Dee Walker
DATE REGISTERED	05 June 2014
EXPIRY DATE	04 September 2014
APPLICANT	Central Bedfordshire Council
AGENT	B3Architects
REASON FOR COMMITTEE TO DETERMINE	CBC is the applicant, it is a major development and a departure
RECOMMENDED DECISION	Outline Application - Granted

Summary of Recommendation:

The site is within the settlement envelope and the development is considered to be commensurate with the size of the settlement. The proposal is not considered to result in a detrimental impact upon either existing residential development or potential future residential development and would not have an adverse visual impact on the character and appearance of the area. Furthermore, it would not result in an adverse impact in functional terms of important open space. Therefore the proposal conforms with the National Planning Policy Framework; Policies CS1, CS2, CS7, DM3, DM4, DM5 and DM17 of Central Bedfordshire Council's Core Strategy and Development Management Policies (2009) and Policies 19, 22, 27, 36, 38, 39 and 43 of the emerging Development Strategy for Central Bedfordshire (2014).

Recommendation

It is recommended that the planning permission be **GRANT** subject to the conditions detailed below. However, if there are any minor changes or adjustments to the conditions considered necessary by the Head of Development Management then it is requested that these changes be delegated to the Head of Development Management or a Planning Manager.

RECOMMENDED CONDITIONS / REASONS

- 1 No development shall take place until a Section 106 agreement has been entered into to secure financial contributions towards local infrastructure, open space maintenance and affordable housing substantial on the form of the draft attached hereto.**

Reason: To secure appropriate contributions towards the maintenance and running costs of the social and community infrastructure needs of the local community.

(Policies 21 and 34, DSCB)

- 2 No development shall take place until approval of the details of the appearance, landscaping, layout and scale of the development [and any other details required i.e. the landscaping adjoining it] within that area (herein called “the reserved matters”) has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 3 Application for the approval of the reserved matters shall be made to the Local Planning Authority within five years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.**

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 Any subsequent reserved matters application shall include the following;**
 - An estate road junction onto Steppingley Road having a minimum width of 5.5m, 6.0m kerb radii and 2.4m x 43.0m visibility splays;**
 - Estate roads within the site designed and constructed to a standard appropriate for adoption as public highway;**
 - Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission;**
 - Cycle parking and storage in accordance with the councils standards applicable at the time of submission;**
 - A Construction Traffic Management Plan detailing access arrangements**

for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas;

- Materials Storage Areas;
- Wheel cleaning arrangements; and
- A Residential Travel Plan.

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times.

- 5 The residential development hereby permitted shall not be commenced until the replacement leisure centre on the adjoining site is completed and operational.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use of facilities.

- 6 This permission shall not extend to the indicative layout and associated engineering details submitted in support of the application.

Reason: For the avoidance of doubt.
(Policy 43, DSCB)

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers G2-GA-100, G2-GA-R107, G2-GA-R108, 20227-Location Plan.

Reason: To identify the approved plans and to avoid doubt.

8. No development shall take place until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To prevent environmental and amenity problems arising from flooding.

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. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and any associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands,

Shefford SG17 5TQ.

3. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
4. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

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.

NOTES

- (i) In advance of the consideration of the application the Committee were advised of an additional and amended Condition.