

Item No. 10

APPLICATION NUMBER	CB/14/03858/FULL
LOCATION	Land at 2 Totternhoe Road, Eaton Bray, Dunstable, LU6 2BD
PROPOSAL	Construction of 1x 4-bed house with garage
PARISH	Eaton Bray
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Abel Bunu
DATE REGISTERED	01 October 2014
EXPIRY DATE	26 November 2014
APPLICANT	Stockgrove Homes Ltd
AGENT	BHD Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Cllr Mrs Mustoe for the following reasons : <ul style="list-style-type: none">• Overdevelopment of site• Double amount of traffic – leaving and entering a narrow access/near sharp bend in road• Increased drainage/flooding concerns
RECOMMENDED DECISION	Full Application - Recommended for Approval

Reasons for Recommendation:

The proposed development is acceptable in principle as it represents infill development. Furthermore, the development would deliver the following benefits :

- Enhancing or preserving the character and appearance of the Conservation Area
- Increasing the housing stock in the village
- Ensuring the efficient use of land and
- Make adequate financial contributions towards infrastructure provision

Furthermore, the development would, subject to appropriate conditions, not be harmful to residential amenity and would not be prejudicial to highway safety thereby conforming to the development plan comprising Policies BE8, SD1, and T10 of the South Bedfordshire Local Plan Review, Policies 27, 43, 45 and 59 of the emerging Development Strategy for Central Bedfordshire and national advice contained within the National Planning Policy Framework and the revised supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2014.

Recommendation

That Planning Permission be **GRANTED** subject to the following:

RECOMMENDED 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 include suitable 'heritage range' cast-aluminium rainwater goods 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.
(Policies BE8 SBLPR and 43 and 45 DSCB)**

- 3 Before the approved development is brought into use, details of the modified vehicular access which shall have a minimum width of 4.1m with a horizontal clearance margin of 0.3m either side of the access shall be submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until the junction has been modified in accordance with the approved details. The modified access shall thereafter be retained as such.

Reason: In the interest of road safety and for the avoidance of doubt.
(Policy 43 DSCB)

- 4 Visibility splays shall be provided at the junction of the access with the public highway before the approved development is brought into use. The minimum dimensions to provide the required splay lines shall be 2m measured along the centre line of the access from its junction with the channel of the public highway and 43m measured from the centre line of the access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

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.
(Policy 43 DSCB)

- 5 The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a minimum distance of 5m into the site, measured from the highway boundary, before the premises are occupied. Arrangement 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 the highway.
(Policy 43 DSCB)

- 6 Any gates provided shall open away from the highway and be set back a

distance of at least 5.0m from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable vehicles to draw off the highway before the gates are opened.

(Policy 43 DSCB)

- 7 The turning space for vehicles illustrated on the approved Plan (No PL-01 Rev. B) shall be constructed before the development is first brought into use and thereafter retained as such for that purpose.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

(Policy 43 DSCB)

- 8 **No development shall commence until details of a method statement to prevent and deal with site debris from being deposited on the public highway have been submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be implemented throughout the construction works and until the completion of the development.**

Reason: In the interests of highway safety and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

(Policy 43 DSCB)

- 9 A scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority and the scheme so approved shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

(Policies 24 and 43 DSCB)

- 10 Details of bin storage/collection points shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling and thereafter retained for that purpose.

Reason: To avoid the long term storage of refuse containers on the highway so as to safeguard the interest of highway safety.

(Policy 43 DSCB)

- 11 **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

(Policies BE8 S.B.L.P.R and 43 DSCB)

- 12 **Prior to the commencement of the development hereby approved, the dwelling at Number 2 Totternhoe Road shall be re-configured as shown on Drawing Number PL -002 or in accordance with details to be agreed in writing with the Local Planning Authority.**

**Reason: To protect the residential amenity of the occupiers of this property and the approved dwelling.
(Policies BE8 & H2 SBLPR and 43 DSCB)**

- 13 **No development shall take place until a written scheme of archaeological investigation; that adopts a staged approach and includes post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.**

**Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development.
(Policies 43 & 45 DSCB)**

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number PL-01 Revision B.

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

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. 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.
3. The Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest.
In the event that ground conditions are found not to be suitable for soakaway drainage, any direct discharge to the nearby watercourse will require the Board's prior consent. Please contact the Internal Drainage Board at Cambridge House, Cambridge Road, Bedford, MK42 0LH - Telephone (01234 354396) - E-mail contact@idbs.org.uk

4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from The Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.
5. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
6. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".
7. To assist in the correct selection of external materials and finishes, the applicant is advised of the traditional standard dimensions for traditional weatherboard, namely 175mm (7") board width with sectional thicknesses of 25mm (1") at the lower, exposed edge, tapering down to 6mm (1/4") at the top edge. Black stain or black tar paint are both acceptable finishes.
8. The applicant and the developer are advised that this permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.
9. The Council does not accept materials at their offices. Where there is a requirement for materials to be submitted to and approved in writing by the Local Planning Authority, please contact the Case Officer to arrange for them to be viewed, usually this will be on site.

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

Planning permission has been recommended for approval 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.

NOTE

In Advance of the consideration of the application the Committee received representations made under the Public Participation scheme.