

Item No. 07

APPLICATION NUMBER	CB/14/03426/FULL
LOCATION	Land adjacent to 17 Wavendon Road, Salford, Milton Keynes, MK17 8BB
PROPOSAL	Erection of two storey, 4 bedroom detached dwelling with attached double garage and associated external works (resubmission following refusal of CB/14/01471/FULL)
PARISH	Hulcote/Salford
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Robinson
DATE REGISTERED	10 September 2014
EXPIRY DATE	05 November 2014
APPLICANT	Gleworks Ltd
AGENT	DLA Town Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Ward Cllr Bastable called the application in on grounds stated by the Parish Council, these are: 1. Sunken patio and basement - significant removal of earth - concerned about the construction of a retaining wall near grave yard. The footprint has not increased significantly, the cubic capacity of the development has increased significantly. 2. Strain on limited parking, 2 spaces for 4 bedroom property. 3. Not in keeping with the rural character of the village. 4. Negative impact upon St Mary's Church (a Listed Building). 5. Opposed by both English Heritage and CPRE.
RECOMMENDED DECISION	Full Application - Approval

Summary of Recommendation:

A further consultation period was entered into, to ensure that the development was advertised in the newspaper, the consultation period does not expire until 5th December therefore planning permission be granted subject to no new issues being raised as part of the consultation process.

Recommendation

That Planning Permission be granted subject to the following conditions:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **No works to commence on site until a scheme has been submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 3 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To record and advance understanding of the significance of the heritage assets with archaeological interest before they are lost and to conserve, enhance, protect and promote the enjoyment of the historic environment. This is in line with policy 46 of the Submitted *Development Strategy for Central Bedfordshire (2014)*.

- 4 **No works shall commence on site until, a landscaping scheme to include boundary treatment, planting, any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

Reason: To ensure a satisfactory standard of landscaping.

- 5 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to

users of the highway and of the premises.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13117(D)097A, 13117(D)099D, 13117(D)114D, 13117(D)115D.

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.

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 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 the consideration of the application the Committee were advised of a revised suggested resolution and additional consultation responses as set out in Late Sheet attached to these Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.