

Item No. 12

APPLICATION NUMBER	CB/14/03488/FULL
LOCATION	The Dog And Duck, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN
PROPOSAL	Proposed development of 12 x 1 bedroom flats arranged in 3 blocks of 2 storeys with parking and all ancillary works
PARISH	Houghton Regis
WARD	Parkside
WARD COUNCILLORS	Cllr Dr Egan
CASE OFFICER	Debbie Willcox
DATE REGISTERED	16 September 2014
EXPIRY DATE	16 December 2014
APPLICANT	Mr Patel
AGENT	Nett Assets Limited
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Major development with unresolved objections from Houghton Regis Town Council
	Recommended for Approval

Summary of Recommendation

Residential development of the site has already been accepted in principle. The proposal would complement and harmonise with its surroundings, would provide an acceptable degree of amenity to future residents, would not have a detrimental impact on the amenity of surrounding residents and would have an acceptable impact on the surrounding highway network. Having regard to the viability of the development, the proposed development would make sufficient provision for financial contributions towards affordable housing and community infrastructure. The proposal is therefore considered to be in accordance with the National Planning Policy Framework, Policies BE8 and H2 of the South Bedfordshire Local Plan Review, policies 1, 19, 27, 29 and 43 of the emerging Development Strategy, the Central Bedfordshire Planning Obligations Strategy and the Central Bedfordshire Design Guide.

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 on the existing public house car park until the new replacement car park to the north west of the public house has been completed in accordance with approved drawing no. 1432-P-01 Rev F and made available for use. The car park shall be retained in perpetuity thereafter.

Reason: To ensure that parking provision for the public house is provided throughout the development in the interests of preventing on-street parking. (Policy T10, SBLPR and Policy 27, DSCB).

- 3 **Notwithstanding the details shown on approved drawing no. 1432-P-01 Rev F, no development shall take place until a landscaping scheme to include hedging and replacement trees on the north west boundary of the new replacement car park, all hard and soft landscaping, including details of the proposed Sustainable Urban Drainage measures, and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been 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 in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

Reason: To ensure an acceptable standard of landscaping. (Policy BE8, SBLPR and Policies 43 and 58, DSCB)

- 4 **Prior to the commencement of development, all tree protection fencing, and ground protection, as stipulated on the Tree Protection Plan Ref No. TPP/DDPDHRB/010A, and the Arboricultural Method Statement, prepared by David Clarke, dated November 2014, which forms part of the Arboricultural Report, shall be erected / positioned in strict accordance with these documents.**

Reason: To ensure a satisfactory standard of tree protection, installed prior to all site operations, to ensure the successful retention of retained trees, by preventing damage to their Root Protection Areas. (Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 5 All pre-development tree work shall be undertaken in strict accordance with Section 17 of the Arboricultural Method Statement, prepared by David Clarke, dated November 2014 and shall fully comply with the recommendations set out in BS 3998 : 2010 "Tree Work - Recommendations" and be carried out by a fully competent and qualified arboriculturist.

Reason: To ensure a satisfactory standard of tree work is undertaken on retained trees, in order to prevent disfigurement, loss of visual amenity and poor pruning practices. (Policy BE8, SBLPR and Policies 43 & 59, DSCB)

- 6 During the course of development, all working practices in respect of reducing the impact on trees shall comply in strict accordance with the requirements set out in the Arboricultural Method Statement, as prepared by David Clark, dated November 2014, which forms part of the Arboricultural Report.

Reason: To ensure a satisfactory standard of arboricultural methodology in order to avoid damaging working practices during the course of development.

(Policy BE8, SBLPR and Policies 43 & 59, DSCB)

- 7 **No development shall take place until details of integral bird boxes to be incorporated within the proposed new buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out thereafter in accordance with the approved details.**

Reason: To create opportunities for biodiversity within the development.

(Policy 57, DSCB)

- 8 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: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure acceptable parking of vehicles outside highway limits.

(Policy BE8, SBLPR and Policy 43, DSCB)

- 9 The development hereby permitted shall not be occupied until a scheme for the parking of cycles on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied and thereafter retained for this purpose.

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

(Policy BE8, SBLPR and Policies 24 & 43, DSCB)

- 10 **No development shall take place until a scheme detailing provision for on site parking for construction workers and deliveries 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.
(Policy BE8, SBLPR and Policy 43, DSCB)**

- 11 **No development shall commence until a details of the method statement of preventing 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 period 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 BE8, SBLPR and Policy 43, DSCB)

- 12 No dwelling hereby approved shall be first occupied until details of the bin storage for that dwelling and collection point for the development have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection point have been implemented in accordance with the approved details. The bin storage and collection point shall be retained thereafter.

Reason: In the interest of amenity.
(Policies BE8 SBLPR and 43 DSCB)

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1432-P-01 Rev F, 1432-P-02 Rev C, 1432-P-03 Rev D, TPP/DDPDHRB/010 A.

Reason: To identify the approved plans 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 applicant is advised that no works associated with the construction of the vehicular access should be carried without prior consent, in writing, of the Assets Operations, Improvement and Co-Operations Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.
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 Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.

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. This planning permission is subject to a Section 106 Agreement.

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

Planning permission is recommended to be 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:

1. In advance of consideration of the application the Committee were advised of that the Public Protection Officer had “no comments”, a letter from the applicant, as detailed in the Late Sheet attached to these minutes, and a signed Unilateral Undertaking had been submitted.
2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]