

Item No. 14

APPLICATION NUMBER	CB/14/04056/FULL
LOCATION	22 - 38 Croft Green, Dunstable, LU6 1EG
PROPOSAL	Demolition of sheltered housing (bedsit) Nos 22-38 Croft Green and reprovion of sheltered housing apartments including communal accommodation, new parking and landscaping design to the Croft Green Site
PARISH	Dunstable
WARD	Dunstable Northfields
WARD COUNCILLORS	Cllrs Murray & Mrs Coleman
CASE OFFICER	Vicki Davies
DATE REGISTERED	16 October 2014
EXPIRY DATE	15 January 2015
APPLICANT	Central Bedfordshire Council
AGENT	PRP Architects
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The applicant is Central Bedfordshire Council and objections have been made to the application.
	Full Application – Recommended for Approval

Reasons for Recommendation

The proposed development would not detrimentally impact upon the character and appearance or wider streetscene nor would there be any significant adverse impact on the amenities of neighbouring residents. The proposal would not result in any highway, parking or other issues. The proposal would result in a high quality scheme providing sheltered accommodation for older people. The scheme by reason of its siting and design is in conformity with Policy BE8 of the South Bedfordshire Local Plan Review 2004, Policies 4, 43, 47, 48, 57 & 59 of the emerging Development Strategy for Central Bedfordshire, the Local Transport Plan and the National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, A Guide for Development (2014).

Recommendation

That the planning application be approved 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, including demolition, shall commence until a Code of Construction Practice has been submitted to and approved in writing by the Local Planning Authority and this shall detail methods that all developers, contractors and sub-contractors will employ at all times during demolition, construction and other engineering operations on the site.**

The Code of Practice shall include:

- Measures to be used to control and suppress dust;**
- Measures to be used to reduce the impact of noise and vibration arising from noise and vibration generating activities on site in accordance with best practice set out in BS5228:2009 'Noise and Vibration Control on Construction and Open Sites'.**
- The siting and appearance of works compounds.**

The implementation of the development shall only be undertaken in accordance with the approved Code of Practice.

Reason: To safeguard the amenities of the occupiers of neighbouring residential premises.

(Policy BE8 SBLPR & Policies 43 &44 DSCB).

- 3 **No development shall commence, including demolition, until all tree protection barriers have been erected in strict accordance with the “Tree Protection Plan” prepared by CBA Trees (CBA Drawing No. CBA10277.03A TPP), which forms Appendix CB3 of the “Aboriginal Statement” dated November 2014 (Document Ref CBA10277 v2), and shall remain securely in place throughout the course of development.**

Reason: to ensure that retained trees are adequately protected throughout the course of development, so as to ensure the long-term good health, stability and amenity value of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).

- 4 **No development shall take place until a landscaping scheme to include all hard and soft landscaping 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 and to enhance the amenities of the area.

(Policy BE8 SBLPR & Policies 43 and 58, DSCB)

- 5 **No development shall take place until a strategy of surface water**

drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the building commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to enhance the amenities of the area.

(Policies 48 & 49 DSCB)

- 6 The development hereby permitted shall not be occupied or brought into use until the details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting and any means of light shielding required shall be installed in accordance with the approved details and thereafter maintained in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area.

(Policy BE8 SBLPR & Policies 43 & 44, DSCB)

- 7 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

(Policy BE8 & Policy 43, DSCB)

- 8 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing buildings.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.

(Policy BE8 SBLPR & Policy 43, DSCB)

- 9 The dwellings hereby approved shall not be occupied until details of the bin storage/collection areas have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection areas have been implemented in accordance with the approved details. The bin storage/collection areas shall be retained thereafter.

Reason: In the interest of amenity.

(Policy 43 DSCB)

- 10 No development shall commence until, full construction specification details of an appropriate 3-dimensional, cellular confinement system, to be used for those areas marked as “Sections of No-Dig Construction**

Surfacing” on the “Trees Protection Plan” prepared by CBA Trees (CBA Drawing No. CBA10277.03A TPP), which forms Appendix CB3 of the “Arboricultural Statement” dated November 2014 (Document Ref CBA10277 v2) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide a specially constructed hard surfacing, within the designated Root Protection Area of retained trees, which shall act a permeable, load suspension layer over the existing soil levels, so as to avoid compaction damage to the rooting medium by vehicle and foot traffic, and physical damage to the roots caused by excavation work, or root asphyxiation caused by the raising of soil levels, so as to ensure the long-term health, stability and amenity value of the root system of the retained trees. (Policies 43 and 59, DSCB)

- 11 At least 4 bird bricks shall be incorporated into the external fabric of the building hereby permitted during construction and retained thereafter.

Reason: To provide new habitats for bats and birds and enhance the biodiversity of the site. (Policy 57 DSCB).

- 12 The development shall not be occupied or brought into use until the parking scheme for cars, cycles and scooters shown on Drawing No AA5060-2009 rev A has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway and the provision of adequate cycle and scooter parking/storage. (Policies 24 & 27, DSCB)

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AA5060-2001, AA5060-2002, AA5060-2003, AA5060-2009 rev A, AA5060-2010 rev A, AA5060-2011, AA5060-2012, AA5060-2013 & AA5060-2015 & CBA Drawing No. CBA10277.33A TPP.

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

- 14 All arboricultural methodology and operations, as stipulated within the “Arboricultural Statement” dated November 2014 (Document Ref CBA 10277 V2), shall be implemented in strict accordance with this document, both at pre-commencement state and throughout the course of development.

Reason: To ensure a satisfactory standard of tree retention and good Arboricultural practice, so as to secure the long-term health, stability and amenity value of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).

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 applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

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 early engagement with the applicant at the pre-application stage 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 additional consultation responses as set out in the Late Sheet attached to these Minutes.
2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
3. Conditions 3, 10, 13 and 14 were revised as set out in the Late Sheet attached to these minutes and as above.]