

Item No. 08

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| APPLICATION NUMBER | CB/15/00132/FULL |
| LOCATION | Rear Of, Powage House, Church Street, Aspley Guise, Milton Keynes, MK17 8HE |
| PROPOSAL | Demolition of existing warehouse to the rear of Powage House with the erection of two detached dwellings and associated car parking. |
| PARISH | Aspley Guise |
| WARD | Aspley & Woburn |
| WARD COUNCILLORS | Cllr Wells |
| CASE OFFICER | Annabel Robinson |
| DATE REGISTERED | 15 January 2015 |
| EXPIRY DATE | 12 March 2015 |
| APPLICANT | Abbeymill Homes Limited |
| AGENT | |
| REASON FOR COMMITTEE TO DETERMINE | Called in by Councillor Wells "Two levels of windows overlooking the bedroom and ground floor of the adjacent property, Chain House" |
| RECOMMENDED DECISION | Full Application - Approval |

Summary of Recommendation:

The planning application is recommended for approval, the design of the dwellings would be in accordance with Central Bedfordshire Core Strategy and Development Management Policies DM3, CS1, CS2, CS5, DM4, DM13, CS15. It would not have a significant impact upon the residential amenity of any adjacent properties, the significance or the setting of the adjacent Listed Buildings, or the Aspley Guise Conservation Area and would result in a new development suitable for the location. It is considered that the design is in accordance with the Central Bedfordshire Design Guide and the submitted Development Strategy and National Planning Policy Framework.

Recommendation

That Planning Permission be granted subject to the following;

- 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 Development shall be carried out in accordance with the Phase II Environmental Assessment Report (14th January 2014). No part of the site shall be occupied until the remediation measures identified in the report have been completed in accordance with the approved details.

Reason: To ensure that any contamination which exists on the site is dealt with in the interests of the amenities of the future occupiers of the site and of the surrounding area.

- 3 **No development shall take place until the following details are submitted to and approved in writing by the Local Planning Authority and shall be carried out in full accordance with such approved details:**

- **Samples of materials to be used in the external finishes of the development hereby approved.**
- **Drawings of all new proposed doors and window to a scale of 1:10 or 1:20, together with a specification of the materials and finishes. Details provided should clearly show a section of the glazing bars, frame mouldings, door panels, the depth of the reveal and arch and sill details.**

Reason: To ensure that the proposed development is carried out in a manner that safeguards the historic character and appearance of the Conservation Area and setting of adjacent listed buildings.

- 4 The proposed development shall be carried out and completed in all respects in accordance with the access siting and vehicular layout illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage and car port accommodation on the site shall not be used for any purpose, other than as vehicle garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 6 No development shall commence until full details of a "no-dig" driveway and parking area construction have been submitted to the Local Planning Authority for approval. This construction shall be based on a cellular confinement system and shall be so constructed to avoid changes to the soil levels, or cause any root severance of all "off -site" trees, located in the neighbouring property of Guise House. Only the approved details shall be implemented

Reason: To protect the rooting medium and rooting system of "off-site" trees located in the neighbouring property of Guise House, from the construction of new parking and vehicle access areas, in order to maintain their good health, anchorage, screening and amenity value.

- 7 **No development shall commence until, a tree survey undertaken, to include the identification of the pruning of overhanging "off-site" trees, located in the neighbouring property of Guise House, which is to be required to facilitate the development, and has been submitted to and approved in writing by the Local Planning Authority. The survey shall only recommend the minimum access facilitation work required to accommodate the approved building works, and the work shall not exceed that required to facilitate development, with the emphasis on maintaining the natural shape and amenity value of the respective crowns. The survey recommendations shall be based on BS 3998 : 2010 "Tree Work Recommendations" and the approved recommendations shall only be carried out by qualified and competent tree surgeons, who have the ability to comply with the BS 3998 : 2010 British Standard.**

Reason: To ensure the quality of approved work and to prevent any excessive and disfiguring pruning work that goes beyond that required to facilitate development, in the interests of maintaining the health and natural appearance of the "off-site" trees, located in the neighbouring property of Guise House.

- 8 **Boundary walls to this site must be retained at all times. If they become damaged in any way or fall down then details of new works shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented on the site. These works shall be completed prior to the first occupation of the development hereby approved.**

Reason: To safeguard the character and appearance the Aspley Guise Conservation Area and the amenities of occupiers of neighbouring properties in accordance with the NPPF and policies 43 and 45 of the emerging Development Strategy for Central Bedfordshire dated 2013.

- 9 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 buildings are occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Policy 43, DSCB)

- 10 **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.
(Policies 43 and 58, DSCB)**

- 11 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no extensions or alterations shall be carried out to the development hereby permitted without the prior approval by way of a planning consent from the Local Planning Authority and only the approved details shall be implemented.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 12 **No development shall take place until a written scheme of archaeological investigation; that includes post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved 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.

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers ASP-001; ASP-002; ASP-003; ASP-004B; ASP-005B; ASP-006C; ASP-007C; ASP-008A; ASP-009B; ASP-010B; ASP-011C; ASP-012B; ASP-013B; ASP-015A; ASP-016B, ASP-017A; Design and Access Statement; Phase I Geo-Environmental Assessment; Phase II Environmental Assessment Report; Protected Species Survey.

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

14. The dwelling shown as Unit 2 on plan ASP-005B shall not be occupied until details of a scheme for the provision of a 1.7m high obscurely glazed screen to be located on the eastern side of the first floor balcony (described as "Master Bed" on plan number ASP-007C) has been submitted to the Local Planning Authority for its approval in writing and the approved scheme implemented. The screen shall be retained thereafter.

Reason: To protect the amenities of occupiers of neighbouring properties.

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 the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049.

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 proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively 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 further consultation from the Parish Council and the Officer response to the letter as set out in the Late Sheet appended to these minutes. Committee also noted an additional Condition.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.