

Item No. 15

APPLICATION NUMBER	CB/15/00424/FULL
LOCATION	48B Shortmead Street, Biggleswade, SG18 0AP
PROPOSAL	Erection of replacement two storey building to provide 2 No. two bedroom flats following demolition of existing single storey workshop building, detached garage/outbuildings, and provision of 3 No. parking spaces, amenity space and cycle storage.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Mark Spragg
DATE REGISTERED	12 March 2015
EXPIRY DATE	07 May 2015
APPLICANT	Mr A White
AGENT	JPT Design Consultants
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Cllr call in - Cllr Jane Lawrence - Overdevelopment and highway safety grounds Full Application - Recommended for approval

Summary of Recommendation

The proposal is recommended for approval as it is considered acceptable in terms of the impact on the character and appearance of the site and its surroundings, which includes the Biggleswade Conservation Area, and the setting of the adjacent listed buildings. Also it is considered there would be no harm to the amenity of any existing neighbouring occupiers and would provide a suitable level of amenity and parking for future occupiers of the development, with no adverse impact on highway safety. As such the proposal would be in accordance with policies CS1, DM3, DM13, CS15 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework (2012).

Recommendation

The application is recommended for approval.

RECOMMENDED CONDITIONS / REASONS

- 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, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls, roof, windows and rainwater goods of the development hereby approved 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.(Policy DM3 CSDMP)

- 3 The development shall not be brought into use until the parking area shown on the approved block plan has been provided and shall thereafter be retained for the parking of vehicles.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway. (Policy DM3 CSDMP)

- 4 Prior to occupation of each of the flats hereby approved covered storage for cycles shall be provided in accordance with details to be approved in writing by the Local Planning Authority.

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.(Policy DM3 CSDMP)

- 5 **No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include proposals for any traffic control, signage within the highway inclusive of temporary warning signs, the management of junctions to, and crossing of, the public highway and other public rights of way, temporary removal and replacement of highway infrastructure and street furniture, the reinstatement of any signs, verges or other items displaced by construction traffic, banksman and escort details, delivery details, turning details and construction traffic parking provision. The CTMP shall be implemented in accordance with the approved details for the duration of the construction period.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the site. (Policy DM3 CSDMP)

- 6 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 each flat is occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the privacy of adjoining properties.(Policy DM3 CSDMP)

- 7 The development shall be carried out in accordance with the detail shown on drawing 002 Rev D in respect of the levels of the approved building relative to the adjoining properties.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings.(Policy DM3 CSDMP)

- 8 Prior to occupation of each of the flats an amenity area shall be provided in accordance with the approved plan and thereafter retained as such.
- Reason: To ensure adequate amenity provision for future occupiers. (Policy DM3 CSDMP)
- 9 Prior to occupation of the ground floor flat the bottom glass panels of the north facing windows of the office building (48a) shall be obscurely glazed and thereafter retained as such.
- Reason: To ensure privacy for the occupants of the new development. (Policy DM3 CSDMP)
- 10 Prior to occupation of any part of the development 2 integral bat boxes shall be provided and thereafter retained as such.
- Reason: To ensure a net gain for biodiversity. (Policy DM15 CSDMP)
- 11 The first floor windows in the east and west elevations of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the room(s) in which the window(s) is installed. No further windows or other openings shall be formed in the elevation.
- Reason: To safeguard the privacy of occupiers of adjoining properties. (Policy DM3 CSDMP)
- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 002 rev D, 003 RevE.
- Reason: To identify the approved plan/s and to avoid doubt.

Notes to Applicant

1. Prospective purchasers of the flats are advised that any existing access rights will remain following completion of the development.
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. As the site is of long historic use there may be unexpected materials or structures in, on or under the ground. It is the responsibility of the Applicant to ensure safe and secure conditions, so any indications of potential contamination problems should be forwarded to the Contaminated Land Officer, Andre Douglas, for advice, on 0300 300 4004 or via andre.douglas@centralbedfordshire.gov.uk.

3. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during demolition/construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all vehicles leaving the site

Reason: To minimise the impact of construction vehicles and to improve the amenity of the local area.

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

Planning permission is recommended for approval. 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. A further letter of support was received.
2. An informative will be added regarding the existing right of access for other site users.]