

Item No. 7

APPLICATION NUMBER	CB/15/00269/FULL
LOCATION	Land adjacent to 29 Sand Lane, Northill, Biggleswade, SG18 9AD
PROPOSAL	Construction of 7 affordable homes
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Samantha Boyd
DATE REGISTERED	04 February 2015
EXPIRY DATE	01 April 2015
APPLICANT	Mr & Mrs Emmerson-Dilleigh
AGENT	Aragon Land and Planning UK LLP
REASON FOR COMMITTEE TO DETERMINE	Cllr Call In - Tricia Turner. Reason: Public interest and Parish Council objection.
RECOMMENDED DECISION	Full Application - to approve subject to the completion of a S106 Agreement restricting occupancy of the properties and subject to the following conditions.

Reason for Recommendation:

The proposed Exception Scheme for 7 Affordable Housing units is considered to be acceptable in accordance with Policy CS8 of the Core Strategy and Development Management Policies Document (2009). The submitted Housing Needs Survey identifies a demonstrable need for the housing in the Parish of Northill and the proposal is considered to be acceptable in terms of the impact on the character of the area, neighbouring amenity, highway safety and all other planning considerations. The proposal is therefore considered to be acceptable and compliant with the National Planning Policy Framework, Policy CS8 and DM3 of the Core Strategy and Development Management Policies Document (2009).

Recommendation:

That Planning Permission be granted subject to the completion of a S106 Agreement and the following:

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 until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: Required prior to the commencement of the development to control the appearance of the building in the interests of the visual amenities of the locality.

- 3 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: Required prior to the commencement of the development to ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.

- 4 **No work on the construction of the buildings shall take place until a landscaping scheme to include all hard and soft landscaping, boundary treatments, details of any external lighting 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.

- 5 **The premises shall not be occupied until details of the construction and surfacing of the on site vehicular access at the junction with the public highway have been submitted to and approved in writing by the Local Planning Authority. These details shall include arrangements for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system. The access shall be constructed and surfaced in a stable and durable manner in accordance with the approved details before the premises are first occupied.**

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 .

- 6 The dwellings hereby approved shall not be occupied until details of the bin collection point 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 collection area shall be retained thereafter.

Reason: In the interest of amenity.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 288/SK/05 rev C, 288/P/03 rev A, 288/P/01 rev A, 288/P/02 rev A, 288/P/04 rev A, 14-062-104 A, Location Plan, Housing Needs Survey Report July 2015, Community Statement and Appendices, Preliminary Ecological Appraisal November 2014.

Reason: To identify the approved plan/s and to avoid 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.
2. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies within the Core Strategy and Development Management Policies Document (2009).
3. The applicant and the developer are advised that this permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee was advised of additional consultation/publicity responses from neighbours and Northill Parish Council and additional comments from officers as detailed in the Late Sheet.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]