

Item No. 11

APPLICATION NUMBER	CB/15/02657/FULL
LOCATION	Bridge Farm, Ivel Road, Shefford, SG17 5LB
PROPOSAL	Development to construct 49 no. dwellings, together with ancillary car parking, landscaping, and associated highway, access and infrastructure works. (Revised application to CB/14/03159/FULL)
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Samantha Boyd
DATE REGISTERED	15 July 2015
EXPIRY DATE	14 October 2015
APPLICANT	Bovis Homes
AGENT	Optimis Consulting
REASON FOR COMMITTEE TO DETERMINE	Major Development - Contrary to Policy
RECOMMENDED DECISION	To grant Full planning permission subject to the completion of a S106 Agreement securing Affordable Housing provision and other relevant contributions, and upon the expiry of the advertisement in the local press.

Reason for recommendation:

The proposed 49 dwellings is contrary to Policy MA6 of the Core Strategy and Development Management Policies Document, as the proposal would not provide employment uses on an allocated employment site. However the applicant has demonstrated that there is no reasonable prospect of the employment site being used for such purposes therefore an alternative use needs to be considered. The proposal would provide additional houses which would benefit the Councils 5 year housing supply and these benefits are considered to add significant weight in favour of the development and therefore the proposal is considered to be acceptable.

The proposal is considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with Policy 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 conditions:

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 and roofs 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: 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. (Policy DM3, CSDMP)

- 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. (Policy DM3 CSDMP)

- 4 Prior to the commencement of construction works a landscaping scheme to include all hard and soft landscaping and boundary treatments shall be 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 completion and/or first use of any building (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season with others of a similar size and species.

Reason: To ensure an acceptable standard of landscaping in the interests of visual amenity and biodiversity in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009)

- 5 **No development shall take place until a written scheme of archaeological investigation for an open area excavation followed by post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: Required prior to the commencement of the development to record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development. (Policy DM13 CSDMP)

- 6 No construction works shall begin until the applicant has submitted in writing for the approval of the local planning authority a scheme of noise attenuation measures which will ensure that internal noise levels from external road traffic noise sources shall not exceed 35dBLAeq, 0700-2300 in any habitable room or 30dBLAeq 2300-0700 inside any bedroom, and that external noise levels from external road traffic noise sources shall not exceed 55dBLAeq 1hr in any outdoor amenity areas. Any works which form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the local planning authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the authority

Reason: To protect the amenity of future occupants of the buildings. (Policy DM3 CSDMP)

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered SHEF2-02-210 rev B, SHEF2-02-215/1 A, SHEF2-02-215/2 A, SHEF2-02-220 (SHEET 1), SHEF2-02-220 (SHEET 2), SHEF2-02-220 (SHEET 3), SHEF2-02-230 B, SHEF2-02-270 A, SHEF2_02_101 B, SHEF2_02_103 A, SHEF2_02_105 A, SHEF2_02_280 A, SHEF2-02-300 E, SHEF2-02-850 A, JKK7191_FIGURE 4, SHEF2-03-100 B, SHEF2-03-081 B, SHEF2-03-101 B, 17272/SHEF/5/302, 17272/SHEF/5/501 D, HTPD_SA1000 HT S1, HTPD_S241 HT S2, HTPD_S351 HT S3 rev A, HTPD_P303 HT A, HTPD_P303 HT B, HTPD_P401 HT C (Brick) - Rev A, HTPD_P401 HT C (Render), HTPD_P402 HT D, HTPD_P403 HT E 1/2 Rev A, HTPD_P403 HT E 2/2 Rev A, HTPD_P404 01 HT F, HTPD_P404 02 HT F, HTPD_P404 03 HT F, HTPD_P502 01 HT H Rev A, HTPD_C525_HT G, SHEF2_02_AGT-1 VT Rev A (TANDEM STORE GARAGE), SHEF2_02_AGD-1 VT (DOUBLE GARAGE), SHEF2-02-260, SHEF2-02-900, SHEF2_02_BSCS Rev A (BIN STORE/CYCLE STORE), SHEF2_02_AGS2-1 VT Rev B (SINGLE GARAGE), LE1812/1300/01, Environmental Noise Assessment 15130-1 July 14, FRA Compliance Note v 1.0 Sept 14, Flood Risk and Run-off Assessment J-B0348-R03, Archaeological Evaluation Report 12/82 April 12, Archaeological Impact Assessment May 2012, `Archaeological Investigation Recording and Analysis January 2013, Geo-Environmental Investigation Report March 2012, Ecological Appraisal 2012, Bat Surveys J005527 July 2014, Construction Waste and Materials Recycling Statement, Transport Assessment J-D1719.00-R001, Statement of Community Involvement, Pre-Development Tree Survey & Arboricultural Implications Assessment, Marketing Report P364 v 3. 27 July 2015, Planning Statement, Design and Access Statement.

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

- 8 If the proposed roads are not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

9. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as 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.

10. Development shall not begin until the developer has made provision for;
- A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.
 - An on-site materials storage area.
 - On-site wheel cleaning arrangements.

Reason: To ensure that the development of the site does not compromise highway safety on the surrounding highway network.

11. No development shall commence at the site before details of how the development will achieve a reduction in carbon emissions of at least 10% more than required by current Building Regulations through the use of on-site or near-site renewable or low carbon technology energy generation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: Required prior to the commencement of the development in order to achieve 10% of energy from renewable sources in the interest of sustainability.

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

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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 Savills on behalf of adjacent landowners, Shefford Town Council, the Archaeology Officer, the Tree and Landscape Officer, the Highways Officer and the Sustainable Growth Officer together with additional comments and additional conditions and reasons 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.]