

Item No. 6

APPLICATION NUMBER	CB/14/05007/OUT
LOCATION	Land to the West of Mill Road, Cranfield
PROPOSAL	Outline planning application for the demolition of the existing dwellings at 47 and 49 Mill Road and the erection of up to 230 dwellings and associated infrastructure, with all matters reserved except for access.
PARISH	Cranfield
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews & Mrs Clark
CASE OFFICER	Lisa Newlands
DATE REGISTERED	29 December 2014
EXPIRY DATE	30 March 2015
APPLICANT	Gladman Developments Ltd
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Clark and former Cllr Bastable. It is a major application with a Parish Council objection and it is a departure from the Local Development Plan.
RECOMMENDED DECISION	Outline Application - Approval subject to the completion of S106 obligation.

Recommendation:

That subject to the completion of a S106 agreement, outline planning permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 No development shall take place within each area approved as identified on drawing no 6390-L-02_N until approval of the details of the appearance, landscaping, layout and scale of the development within that area (herein called "the reserved matters") has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.**

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 **No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.**

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy DM2 of the Core Strategy and Development Management Policies 2009

- 4 **Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based upon the principles within the agreed Flood Risk Assessment and shall also include:**

- **Full calculations detailing the existing surface water runoff rates for the Q_{BAR}, Q₃₀ and Q₁₀₀ storm events;**
- **Full storm event simulation results with appropriate inputs and parameters demonstrating the surface water runoff rates for the Q_{BAR}, Q₃₀, Q₁₀₀ and Q₁₀₀ plus climate change storm events, of the critical storm season and duration;**
- **Full results of proposed drainage system modelling in the above-referenced storm events, inclusive of all collection, conveyance, storage, flow control and disposal elements, together with an assessment of the system performance;**
- **Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions, and pipe reference numbers;**
- **Results of infiltration testing and effects upon surface water drainage proposals;**
- **Full details of the proposed attenuation and flow control measures, including dimensions, design and water levels, gradients and – where a vortex flow control is used – the manufacturer’s design flow curve;**
- **Details of overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites;**
- **Full details of the maintenance and/or adoption of the system inclusive of all collection, conveyance, storage, flow control and disposal elements.**

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, by the Local Planning Authority.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these.

- 5 Prior to the demolition of 47 and 49 Mill Road, a further emergent bat survey should be undertaken and a report submitted showing the results and any mitigation measures required. The demolition/ works required to these properties shall be carried out in accordance with any mitigation measures detailed.

Reason: To ensure that the appropriate mitigation measures are in place given the likelihood of bats within the properties to be demolished.

- 6 **No development shall commence until full engineering details of the access arrangements shown for indicative purposes on Hydrock plan 001 Revision shall be submitted to and approved by the Local Planning Authority and no dwelling approved under any subsequent reserved matters application shall be brought into use until such time as the agreed works have been implemented.**

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 7 Any subsequent reserved matters application shall include the following;
- A raised table junction where the estate road joins onto Mill Road.
 - Estate roads designed and constructed to a standard appropriate for adoption as public highway.
 - Pedestrian and cycle linkages to existing routes
 - Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
 - Cycle parking and storage in accordance with the councils standards applicable at the time of submission.
 - A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.
 - Materials Storage Areas.
 - Wheel cleaning arrangements.
 - A Residential Travel Plan.

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times.

- 8 **Development shall not begin until a detailed scheme for protecting proposed dwellings from noise has been submitted to and approved by the local planning authority. The scheme will include consideration of both site layout and building design to achieve an acceptable noise environment. None of the dwellings shall be occupied until the scheme**

has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.

Reason: To protect the amenity of future residential occupiers of the development in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North)

- 9 **Development shall not begin until a detailed scheme for protecting existing neighbouring dwellings from road traffic noise associated with the proposed new access road to the development has been submitted to and approved by the local planning authority. The new access road shall not be brought into use until the scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.**

Reason: To protect the amenity of existing residential occupiers neighbouring the development in accordance with Policy DM3 of Core Strategy and Development Management Policies for Central Bedfordshire (North)

- 10 No occupation of the dwellings hereby approved shall take place until a suitable lighting design scheme and impact assessment devised to eliminate any detrimental effect caused by obtrusive light from the development on the proposed dwellings and existing neighbouring land uses shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be prepared by a suitably qualified lighting engineer in accordance with relevant publications and standards. Only the details thereby approved shall be implemented.

Reason: To protect the amenity of existing residential occupiers neighbouring the development, and future residential occupiers of the development in accordance with Policy DM3 of Core Strategy and Development Management Policies for Central Bedfordshire (North)

- 11 **No development other than that required to be carried out as part of an approved scheme of remediation shall take place until conditions (a) to (d) below have been complied with, unless otherwise agreed in writing by the Local Planning Authority. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied with in relation to that contamination.**

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any

contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

A survey of the extent, scale and nature of the contamination;

An assessment of the potential risks to:

Human health

Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes

Adjoining land

Ground waters and surface waters

Ecological systems

Archaeological sites and ancient monuments

An appraisal of remedial options, and proposal of the preferred option(s)

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be

reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (c).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (Policy 44, DSCB)

- 12 Each reserved matters application for landscaping shall include the following:
- Strategic landscape buffering as indicated on the Framework Plan number 6390-L-02_N on the north, western and eastern boundaries;
 - details of public amenity open space, Local Equipped Areas of Play (LEAP), facilities for Young People
 - Location and details of replacement fruit trees for those lost through the provision of the access
- It should include relevant details of location, layout, size, timing for delivery, location and specification of boundary structures, play equipment and materials. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure adequate provision of open space, landscape buffering and play equipment across the site in accordance with Policy CS3 of Core Strategy and Development Management Policies for Central Bedfordshire (North)

- 13 Details of the layout and design of the play area shown on the approved drawing, including the equipment, furniture, surfacing and boundary treatment to be installed, together with a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure the provision of adequate play and children's recreation facilities.
(Policy 43, DSCB)

- 14 The development hereby approved shall include the provision of a minimum of 10 bungalows across the site. These shall be detailed in any reserved matters application.

Reason: To ensure a suitable housing mix across the development in accordance with Policy DM10 of the Core Strategy and Development Management Policies for Central Bedfordshire (North)

- 15 No development shall take place on the construction of the dwellings hereby approved until details have been submitted to and approved in writing by the Local Planning Authority showing how renewable energy and low energy sources would generate 10% of the energy needs of the development and also showing water efficiency measures achieving 110 litres per person per day. The works shall then be carried out in accordance with the approved details.

Reason: In the interests of sustainability and in accordance with Policy DM1 and DM2 of the Core Strategy and Development Management Policies for Central Bedfordshire (North)

- 16 Any reserved matters application for layout shall include details for the provision of public art on the site. The details shall include:
- A detailed description of the public art that will be provided at the site;
 - A timetable for implementation and completion of the public art at the site;
 - A brief for the involvement of the artists;
 - An assessment of the positive impact the Public Art will have on the environment and/or the local residents;
 - A description of the commissioning and procurement process;
 - Details for future care and maintenance.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the inclusion of public art is provided on the site.

- 17 There shall be no more than 230 residential units at the site.

Reason: To ensure that the site is not overdeveloped.

- 18 **Prior to the submission of the first reserved matters application for the development, a detailed design code shall be submitted and approved in writing by the Local Planning Authority. The detailed design code shall demonstrate how the objectives of the Design and Access Statement will be met, and shall be in accordance with the Framework Plan 6390-L-02_N. The design code shall:**

- **outline the street network/hierarchy and include cross sections for each street type that outline the various applicable elements within the cross section, including overall range of building line distance(s), set backs/privacy strip(s), cycle lane(s) (if applicable), verge width(s), pavement width(s) , any on street parking, bus stops (if applicable) and carriageway width(s). Details of surface**

material type(s) will also be provided.

- **identify any character areas within which the following design principles shall be identified:**
 - **public realm including details of landscaping, public art opportunities, public realm material types (landscape, street furniture etc) and refuse collection.**
 - **block principles including ranges for plot widths and depths, building lines, frontages and set backs, any on plot or other parking, cycle parking, servicing and storage and collection of waste.**
 - **boundary treatments including types to front, side and rear boundaries.**
 - **building types & uses.**
 - **building densities and heights.**
 - **key gateways, landmark buildings, vistas and frontages.**
 - **architectural detailing and materials including key roofscape principles, building material types & design details: including signage and lighting (where applicable).**
 - **environmental and sustainability standards including details of any sustainable urban drainage system (“SUDS”) serving that area. The development of each area shall be carried out in accordance with the approved design code for that area.**
- **Address the access to the site as a gateway feature, ensure adequate privacy and noise reduction measures for the properties neighbouring the access road.**

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority in accordance with Policy DM3 of the Central Bedfordshire (North Area) Core Strategy and Development Management Policies (2009).

- 19 The development hereby approved shall include the provision of a pedestrian access to the new Lower School adjacent to the site. This shall be detailed in any reserved matters application.

Reason: To ensure connectivity with the adjacent school and promote a sustainable form of development in accordance with policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

- 20 No dwelling hereby permitted shall be occupied until a scheme for the provision of waste receptacles has been submitted to and agreed in writing by the Local Planning Authority. The receptacles shall be provided before occupation takes place.

Reason: To ensure appropriate waste provision on the site.

- 21 **Development shall not commence until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved details. The approved statement shall include:**
- the hours of construction work and deliveries;
 - parking of vehicles for site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - wheel washing facilities;
 - details of the responsible person who can be contacted in the event of a complaint;
 - mitigation measures in respect of noise and disturbance during construction including piling techniques, vibration and noise limits, prior notification to the occupiers of potentially affect properties, monitoring technology, screening, a detailed specification of plant and equipment to be used, and construction traffic routes; and
 - a scheme to minimise and monitor the emission of dust and dirt during construction and to prevent the burning of materials on site.

Reason: In the interests of neighbouring amenity and in accordance with Policy DM3 of Core Strategy and Development Management Policies for Central Bedfordshire (North).

- 22 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 6390-L-02_N

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

- 23 The development hereby approved shall include the provision of a pedestrian footpath/link up to the boundary of the site with the adjacent residential development to the south. This shall be detailed in any reserved matters application.

Reason: To ensure possible future connectivity with the adjacent residential area and promote a sustainable form of development in accordance with Policy DM3 of the Core Strategy and Development Management Polices for Central Bedfordshire.

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 in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
3. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
4. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

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

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant 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 the consideration of the application the Committee were advised of updates which included comments from consultees and information regarding the Section 106 agreement as set out in the Late Sheet appended to these minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.