

Item No. 11

APPLICATION NUMBER	CB/15/02652/FULL
LOCATION	Land Off Bedford Road, Marston Moretaine, Bedford, MK43 0LE
PROPOSAL	Re-plan of plot numbers 73 to 85, 201 to 219 and 189 to 192 to replace 36 dwellings with 39 and associated works granted consent under ref CB/12/03205/RM
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews & Mrs Clark
CASE OFFICER	Annabel Robinson
DATE REGISTERED	17 July 2015
EXPIRY DATE	16 October 2015
APPLICANT	Barratt Homes Ltd, Northampton
AGENT	KRT Associates Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	This is a major planning application with an objection from the Parish Council. Full Application - Approval

Recommendation

That Planning Permission is approved subject to the following conditions:

- 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 All external works hereby permitted shall be carried out in materials as shown on plan number 1098-152 D, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality. (Policy 43, DSCB)

- 3 The boundary treatment as shown on plan number 1098-151 R 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)

- 4 The development shall not be occupied or brought into use until the parking

scheme shown on Drawing No. 1098-151 R has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway.
(Policy 27, DSCB)

- 5 No dwelling shall be occupied until a landscaping scheme to include all hard and soft landscaping, has been submitted and approved 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).

Reason: To ensure an acceptable standard of landscaping. (Policies 43 and 58, DSCB)

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1098-126 C, 1098-151 R, 1098-152 D, 1098-134, 1098-168, 1098-167, 1098-175, 1098-171, 1098-172, 1098-173, 1098-47 A, 1098-50 B, 1098-51 B, 1098-53 A, 1098-55 A, 1098-59 B, 1098-61 B, 1098-68 B, 1098-99, 1098-99, 1098-165, 1098-166, 1098-174 A.

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

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 consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were provided with an update of the Legal Position as detailed in the Late Sheet appended to these minutes.]