

Item No. 12

APPLICATION NUMBER	CB/15/02172/FULL
LOCATION	145 Bedford Road, Marston Moretaine, Bedford, MK43 0LD
PROPOSAL	Erection of 6 detached dwellings and new access from Bedford Road
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews & Mrs Clark
CASE OFFICER	Annabel Robinson
DATE REGISTERED	12 June 2015
EXPIRY DATE	07 August 2015
APPLICANT	Mr Steele
AGENT	DLA Town Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor R Morris: Access is too narrow for emergency services and poor visibility on exit.
RECOMMENDED DECISION	Full Application - Approval

Recommendation

That Planning Permission is approved subject to the following:

- 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 above ground works 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: To control the appearance of the building in the interests of the visual amenities of the locality. (Policy 43, DSCB)

- 3 The first floor window(s) in the north east (side) facing elevation of plot 3 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 north east (side) facing elevation of plot 3 as described on plan number PL01C.

Reason: To safeguard the privacy of occupiers of adjoining properties. (Policy 43, DSCB)

- 4 The first floor windows in the south east (side) facing elevation of plot 1 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 south east (side) facing elevation of this plot.

Reason: To safeguard the privacy of occupiers of adjoining properties (Policy 43, DSCB)

- 5 No dwelling shall be occupied until a landscaping scheme to include all hard and soft landscaping 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. (Policies 43 and 58, DSCB)

- 6 No foundations shall be dug until details of the proposed foundations have been submitted to and approved in writing by the Local Planning Authority to include the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site. The foundations shall be constructed in accordance with the approved details.

Reason: To ensure the protection of the root systems and rooting medium associated with the trees and hedgerows to be retained. (Policies 43 and 59, DSCB)

- 7 The development shall not be occupied or brought into use until the access and parking scheme shown on Drawing No. PL01C 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)

- 8 **No development shall take place until details of the method of disposal of surface water drainage (which shall include details of soakaways) have been submitted to and agreed in writing by the Local Planning Authority, including any land drainage system. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.**

Reason: To ensure that adequate surface water drainage is provided and that existing and future land drainage needs are protected. (Policies 43 and 44, DSCB) This condition is required to be pre-commencement as it may affect the levels of the site, which would need to be agreed before any construction took place.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01 C, PL02A, PL03, PL04, PL05A, PL06A, PL07A, PL08, PL09, PL10, PL11A, PL12A.

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

- 10 No dwelling shall be occupied until a scheme has been provided to and agreed in writing by the Local Planning Authority showing integrated bird boxes at a ratio of one per dwelling house, prior to the occupation of any of the dwelling houses, the approved scheme shall be fully implemented.

Reason: To enhance biodiversity within this area.

- 11 Prior to the occupation of any of the dwelling houses, details shall be submitted to and approved in writing by the Local Planning Authority showing a bin storage layout. The scheme shall be fully implemented and retained in perpetuity prior to the occupation of any of the dwelling houses.

Reason: In the interest of visual amenity of the area, and highway safety.

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 applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

3. Highway Notes:

Advice Note 1/.The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

AN 2/. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

AN3/.The applicant is advised that Central Bedfordshire Council as highway authority will not consider the proposed on-site vehicular areas for adoption as highway maintainable at public expense.

4. As the adjoining site to the rear is of long historic use (former brickworks) there may be unexpected materials or substances in, on or under the ground. It is the responsibility of the Applicant to ensure safe and secure conditions, so a watching brief is asdvised and 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.

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 early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively 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 advised of the additional consultation responses as detailed in the Late Sheet attached:
 - a. Two additional letters of correspondence were received from 128 Bedford Road and one further letter of objection from 1 Lake View, Marston Moretaine.
 - b. Condition 9 was amended as above.]