

Item No. 6

APPLICATION NUMBER	CB/15/01362/OUT
LOCATION	Land off Chapel End Road, Houghton Conquest
PROPOSAL	Outline application: of up to 125 dwellings with associated landscaping, public open space and infrastructure with all matters reserved except for access.
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Alex Harrison
DATE REGISTERED	13 April 2015
EXPIRY DATE	13 July 2015
APPLICANT	Gladman Developments
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Angela Barker – it is not CBC policy to grant housing of this scale outside the settlement envelope unless exceptional. This is also not on our forward plan for future growth.
RECOMMENDED DECISION	Outline Application - Approval

Recommendation

Resolved that discussions on S106 agreement include the Ward Member, Chairman, Vice-chairman and the Executive Member for Regeneration with the results provided to the Parish Council and Mr Balas.

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

RECOMMENDED CONDITIONS / REASONS

- 1 Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.

- 4 Each reserved matters application for landscaping shall include a scheme showing the areas of open space to be provided as part of that reserved matters application; including any public amenity open space, Local Equipped Areas of Play (LEAP) and Local Areas of Play (LAP). The scheme shall also include relevant details of the location, layout, size, programme for delivery, location and specification of boundary structures, play equipment and materials. The scheme shall be implemented in accordance with the approved details and the approved programme for delivery.

Reason: To ensure adequate provision of open space and play equipment on site in accordance with policy CS3 of the Core Strategy and Development Management Policies 2009.

- 5 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 6 **No development shall take place until details of the existing and final ground, ridge 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. Thereafter the site shall be developed in accordance with the approved details.**

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 7 No works relating to the construction of the dwellings hereby approved shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 8 No works relating to the construction of the dwellings hereby approved shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 7 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 7.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 9 **No development shall take place until details for the protection of the retained trees and hedgerows during construction in accordance with the Root Protection Areas identified in the 'Arboricultural Assessment' dated March 2015, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. There shall be no built development within the identified Root Protection Areas, branch spreads and tree shadows of the retained trees and hedgerows, in accordance with the Arboricultural Assessment' dated March 2015.**

Reason: To ensure retained landscape features are protected in the interests of ecological preservation and achieving high quality development in the interests of policy DM3 of the Core Strategy and Development Management Policies.

- 10 **Notwithstanding the details in the approved plans, no development shall take place until the detailed design and associated management and maintenance plan for the proposed surface water drainage for the site, based on sustainable principles and a detailed site specific assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation for the lifetime of the development.

- 11 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any dwelling subsequently approved.**

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.

- 12 **The development hereby approved shall include the provision of a minimum of 5 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 2009.

- 13 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of an Ecological Management Plan which will guide the ecologically sensitive clearance of the site and ensure the provision of biodiversity enhancements. The development shall then be carried out in accordance with the approved details.**

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 14 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing how renewable 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.

- 15 **No development shall commence at the site before a schedule identifying a phase or phases for the provision of public art at the site has been submitted to and approved in writing by the Local Planning Authority. No development shall commence at the identified phase or phases before a Public Art Plan has been submitted to and approved in writing by the Local Planning Authority. The Public Art Plan shall include:**

- **A detailed description of the public art that will be provided at the site.**
- **A timetable for the 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 as approved in accordance with the Public Art Plan.

Reason: To ensure that appropriate public art is provided at the site.

16 There shall be no more than 125 residential units at the site.

Reason: To ensure that the site is not overdeveloped.

17 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a scheme to provide 4 off street car parking spaces in a similar manner to that identified on Drawing Number C14615 002 Rev B with direct access off Chapel End Road. The parking spaces should be provided prior to first occupation of the dwellings in accordance with the approved details and should be retained for that purpose thereafter.**

Reason: In the interests of highway safety and convenience in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers GLA21.01 Revision 1, GLA21.02 (insofar as it relates to setting the parameters of proposed land uses) and C14615 002 Rev B.

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 Condition 10, the applicant is advised to note that the Surface Water Drainage Strategy should comprise, at a minimum -
- Detailed information relating to the hydro-geological context of the site and site specific investigation results.
 - Details of the proposed development, impermeable areas, peak flow rate and storage requirements with clear methodology.
 - A detailed SuDS design statement.
 - Management of exceedance, climate change and urban creep.
 - How the design meets water quality, ecological criteria and social objectives.
 - A method statement detailing construction of the drainage system.
 - A finalised maintenance and management plan, including details of the responsible body for individual components of the surface water drainage.
- Detailed plans and drawings (to an appropriate scale and clearly labelled).

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 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 as detailed in the Late Sheet.
2. In advance of the consideration of the application the Committee received representations made under the public participation scheme.]