

Item No. 10

APPLICATION NUMBER CB/15/04370/FULL
LOCATION 150 Biggleswade Road, Upper Caldecote,
Biggleswade, SG18 9BJ
PROPOSAL Demolition of two barns and replacement with two
dwelling-houses
PARISH Northill
WARD Northill
WARD COUNCILLORS Cllr Mr Firth
CASE OFFICER Mark Spragg
DATE REGISTERED 13 November 2015
EXPIRY DATE 08 January 2016
APPLICANT c/o Agent
AGENT GC Planning Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE Call in by Cllr Firth for the following reasons:

- Government policy allows for conversion of barns, yet there appears to be no policy for the demolition and replacement.
- The site has permission to convert the buildings into 2 units. This proposal is to re-build like for like, hence no overall harm to the character and appearance of the area or neighbours.

RECOMMENDED DECISION

Full Application - Recommend Refusal

Recommendation:

That Planning Permission be Approved subject to the applicant submitting a written justification for the proposal, and in consultation with the Chairman and Vice Chairman for the following reasons:

The proposal would improve the appearance of the site, and contribute to the rural economy.

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 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 buildings in the interests of the visual amenities of the locality. (Section 7, NPPF)

- 3 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the first building is occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality. (Section 7, NPPF)

- 4 Details of the reconstruction of the access junction with the highway and the reconstruction of the access for a distance of 5.0m into the site, measured from the highway boundary shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the reconstruction of the access and crossover have been constructed in accordance with approved details. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud, gravel or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway.(Section 7, NPPF)

- 5 Before the development is occupied, the parking shown on drawing JJ14-0150 002 Rev B shall be provided in accordance with the detail shown, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable vehicles to draw off and park clear of the highway, thus minimising danger, obstruction, and inconvenience to users of the highway and of the premises.(Section 7, NPPF)

- 6 Details of a refuse collection point located at the site frontage and outside of the public highway shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The scheme shall be fully implemented prior to occupation of any dwelling and shall be retained thereafter.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises.(Section 7, NPPF)

- 7 **No development shall commence until a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling and adhering to BS 10175. Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175 shall be carried out.**

Reason: To protect human health and the environment. (Section 7, NPPF)

- 8 No occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority. Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme with measures to be taken to mitigate any risks to human health, groundwater and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied. The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

Reason: To protect human health and the environment. (Section 7, NPPF)

- 9 A scheme for protecting the proposed dwellings from noise from road traffic and the commercial land use adjacent to the proposed development shall be submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until the approved scheme has been implemented in accordance with the approved details, and shown to be effective.

Reason: To protect the future occupiers from noise associated with the neighbouring and uses. Reason: (Section 7, NPPF)

- 10 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: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas. (Section 7, NPPF)

- 11 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 has 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. (Sections 7 & 11, NPPF)

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers JJ14-0150 002 Rev B, 134BR001

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

Notes to Applicant

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £28.00 for householder applications and £97.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

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. Demolition should be undertaken with care with all roof slates to be removed by hand. If any bats or evidence of them is discovered, work should cease and Natural England be contacted for advice, and if necessary, a licence will be obtained before work proceeds. All people working on the site will be made aware of the potential presence of bats, the protection afforded them and the methods of working required to avoid harm to bats.
3. The applicant is advised that no works associated with the reconstruction 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, Tel: 0300 300 8049 quoting the Planning Application number. 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 reconstruction 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.
4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ

5. 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
6. The contractor and / or client are to ensure that any building material debris such as sand, cement or concrete that is left on the public highway, or any mud arising from construction vehicular movement, shall be removed immediately and in the case of concrete, cement, mud or mortar not allowed to dry on the highway
7. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.
8. There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE.
9. Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of additional consultation received from the Ecologist as set out in the Late Sheet appended to these minutes.
- (2) In advance of the consideration of this application the Committee received representations made under the Public Participation Scheme.