

Item No. 10

APPLICATION NUMBER	CB/15/04667/OUT
LOCATION	Borderlands, Heath Park Road, Leighton Buzzard, LU7 3BB
PROPOSAL	Erection of dwelling
PARISH	Leighton-Linslade
WARD	Leighton Buzzard North
WARD COUNCILLORS	Cllrs Johnstone, Spurr & Ferguson
CASE OFFICER	Nicola Darcy
DATE REGISTERED	04 December 2015
EXPIRY DATE	29 January 2016
APPLICANT	Mr & Mrs Halstead
AGENT	PJPC Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Kenneth Ferguson for the following reasons: This is not a development that in any way is likely to detract from the local conservation area; This development is in keeping with existing other permitted developments; Tasteful single storey in keeping with property design and proportions; and No adverse impact upon Landscape.
RECOMMENDED DECISION	Outline Application - Recommended for Refusal

Delegated Decision – See Minute No. DMC/15/150

That authority be delegated to the Development Infrastructure Group Manager to approve the application subject to the following conditions and informatives:

1. No development shall take place until approval of the details of the appearance, landscaping, layout and scale of the development (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. The proposed vehicular access shall be constructed and surfaced in a stable and durable material in accordance with details to be approved in writing by the Local Planning Authority for a minimum distance of 5m into the site, measured from the highway boundary, before the premises are occupied. Arrangement shall be made for surface water drainage from the site to be intercepted and disposed of separately so that its does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway.

4. The maximum gradient of the vehicular access shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

5. Details of a bin collection point shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details prior to the first occupation of the dwelling and the bin collection point shall thereafter be retained.

Reason: To avoid the long term storage of refuse containers on the highway so as to safeguard the interest of highway safety. (Policy BE8, SBLPR).

6. This permission does not extend to the sketch layout shown on Drawing No. X02 other than the point of access to the site, or to the dwelling floorplans and elevations shown on Drawings Nos X02, X03 and X04 submitted with the application.

Reason: To avoid doubt.

Notes to Applicant

1. In accordance with Article 35(1) of the Town and Country Planning (Development Management Procedure)(England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. 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.
3. 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 Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.
4. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery

vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

5. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the "View a Planning Application" pages of the Council's website www.centralbedfordshire.gov.uk.

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

The Council acted pro-actively through early engagement with the applicant at the pre-application stage. The Council Development Management Committee determined to grant permission. 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) October 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 that the reason for call in was amended to state the application site was not within the Conservation Area but rather in an Area of Special Character.]