

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 30 MARCH 2016

Item 6 (Pages 15 - 50) – CB/14/02348/OUT – Land at Station Road, Harlington

Additional Consultation/Publicity Responses

An additional letter was received from 23 Wren Close raising the following points:

- The need to ensure the site layout, when redeveloped, allowed pedestrian and cycle access to the railway station from the proposed new access road. This side of the railway station is nearest to the built-up area of Harlington, allowing easier access to/from the village centre
- Given the outline application I believe that it is important for this possible provision to be safeguarded and for the internal layout of the redevelopment to reflect the need for platform access.
- Flitwick & Harlington now remain two of the only stations on Thameslink North/MML which are not double-sided, with entrances/ exits on both sides of the station.
- As most, if not all, southbound/ London-direction train services depart from the up slow line platform at Harlington, improved level access to this side of the station is important and Central Beds planners/ transport planners need to recognise this when considering the planning application on 30th March

Additional Comments

The applicant has agreed to pay the leisure contribution as set out in the report.

In terms of the additional representation from 23 Wren Close, the scheme shows a safeguarded link through the development to the platform, should this ever be required by the Station operator.

Recommendation

That planning permission be granted subject to completing a S106 Agreement to secure Affordable Housing, contributions towards parking restriction measures, off-site highway improvements to facilitate the movement of pedestrians between the site and Harlington Lower School and leisure contributions.

Additional/Amended Conditions/Reasons

Item 7 (Pages 51-78) – CB/15/03706/OUT – Land of Bedford Road and rear of Duck End Close, Houghton Conquest.

Additional Consultation/Publicity Responses

Tree Officer

The site is arable land and has a number of typical field boundary hedge lines and trees. Part of the site also backs onto existing properties. Supplied with the application is a Tree Survey and Arboricultural Impact Assessment (AIA). This identifies trees and hedgelines both on and off site that could be affected by the proposals. This gives basic information on the issues that may arise and we will now require a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan based on the final site layout.

A Masterplan has been supplied that indicates the proposed layout and areas of planting along with an indicative list of proposed species. Substantial woodland planting is proposed for the northern boundaries. We will now require detailed landscape plans for the site.

Internal Drainage Board

The Board agrees with the principles of FRA, however the figures/discharge rates are subject to prior agreement with the Board.

The Board therefore suggest that planning permission should not be granted without conditions requiring the applicant's storm water design and construction proposals are adequate before any development commences.

Anglian Water

No comments received.

Additional letter from 7 Duck End Close raising the following issues:

- Concerned over recommendations of Ecologist to have a post and rail fence for properties that would back onto those in Duck End Close which would affect privacy. There is no hedgerow as suggested in the application. Existing trees could overshadow proposed dwellings.

Additional Comments

Typo at para 1.6

'...8 bungalows are proposed amounting to **15%** of the overall housing numbers...'

Clarification on the recommendation to Members:

The application be approved subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing which positively contributes towards the 5 year housing supply. The timetable is to be agreed upfront and if an acceptable timetable cannot be agreed, then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager.

S106 Heads of Terms

Recommendation no longer seeks money to fund a TRO for highway works as set out in para 5.1 as these works are required to be carried out by the applicant rather

than the Council and are therefore secured through Condition 13 and would require a S278 agreement under the Highways Act.

Additional/Amended Conditions/Reasons

Condition 2 should remove access from its proposed requirements.

Expansion to Condition 6

No development 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.

The soft landscaping scheme, with particular emphasis on the tree planting on the site boundaries, shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes at the time of their planting, and proposed numbers/densities where appropriate; and details of a scheme of management/maintenance of the soft landscaping areas. The soft landscaping areas shall be managed thereafter in accordance with the approved management/maintenance details.

The scheme shall also include an up to date survey of all existing trees and hedgerows on and adjacent to the land, with details of any to be retained (which shall include details of species and canopy spread). Notwithstanding the details submitted with the application hereby approved the measures for their protection during the course of development should also be included. Such agreed measures shall be implemented in accordance with a timetable to be agreed as part of the landscaping scheme.

Condition 8 should refer to condition 6 and not 7 as drafted.

Replacement Condition 10

The details required by Condition 2 of this permission shall include a scheme of measures to mitigate the impacts of climate change and deliver sustainable and resource efficient development including opportunities to meet higher water efficiency standards and building design, layout and orientation, natural features and landscaping to maximise natural ventilation, cooling and solar gain. The scheme shall then be carried out in full in accordance with the approved scheme.

Reason: To ensure the development is resilient and adaptable to the impacts arising from climate change in accordance with the NPPF.

Item 8 (Pages 79-104) – CB/15/04226/OUT – Land at Taylor Road and Astwick Road, Stotfold

Additional Consultation/Publicity Responses

None

Additional Comments

Amended S106 Education amounts

| | |
|--------|------------|
| EY | £17,974.32 |
| Lower | £59,914.40 |
| Middle | £60,288.38 |
| Upper | £73,929.52 |

Clarification on the recommendation to Members:

The application be approved subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing which positively contributes towards the 5 year housing supply. The timetable is to be agreed upfront and if an acceptable timetable cannot be agreed, then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager.

Additional/Amended Conditions/Reasons

Condition 2 should remove access from its proposed requirements.

Condition 7 should refer to condition 6 and not 7

Item 9 (Pages 105-128) – CB/15/04081/OUT – 7-37 Barton Road, Gravenhurst

Additional Consultation/Publicity Responses

None

Additional Comments

Clarification on the recommendation to Members:

The application be approved subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing which positively contributes towards the 5 year housing supply. The timetable is to be agreed upfront and if an acceptable timetable cannot be agreed, then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager.

Additional/Amended Conditions/Reasons

Condition 2 should remove access from its proposed requirements.

Condition 6 amended to remove reference to Local Equipped Areas of Play and Local Areas of Play as these are not proposed. Leisure contributions will be sought through S106 to offset this infrastructure impact.

Condition 7 should refer to condition 6 and not 7

Item 10 (Pages 129-154) – CB/15/04320/OUT – Land to the rear and side of East Lodge, Fairfield

Additional Consultation/Publicity Responses

None

Additional Comments

Clarification on the recommendation to Members:

The application be approved subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing which positively contributes towards the 5 year housing supply. The timetable is to be agreed upfront and if an acceptable timetable cannot be agreed, then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager.

Additional/Amended Conditions/Reasons

Condition 7 should refer to condition 6 and not 7

Item 11 (Pages 155-178) – CB/15/04299/OUT – West Orchard, Fairfield Park, Stotfold, Hitchin

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None