

## Item No. 10

<b>APPLICATION NUMBER</b>	<b>CB/16/00578/FULL</b>
<b>LOCATION</b>	<b>Russell Farm, New Road, Maulden, Bedford, MK45 2BG</b>
<b>PROPOSAL</b>	<b>Erection of two, 2 storey office buildings. (Re-build of existing units A &amp; B)</b>
<b>PARISH</b>	<b>Maulden</b>
<b>WARD</b>	<b>Amphill</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Duckett, Blair &amp; Downing</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>15 February 2016</b>
<b>EXPIRY DATE</b>	<b>16 May 2016</b>
<b>APPLICANT</b>	<b>Mr Yahiya</b>
<b>AGENT</b>	<b>Improve It Design Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Councillor Paul Duckett on grounds of loss of amenity to neighbours, too many large buildings in rural area, small lane, inappropriate development and potential water issues.</b>
<b>RECOMMENDED DECISION</b>	<b>Recommended for Approval</b>

### **Recommendation:**

That Planning Permission be granted subject to the following:

### **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 details of the method of disposal of foul and surface water drainage 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 foul and surface water drainage is provided and that existing and future land drainage needs are protected.  
(Section 10, NPPF)
- 3 **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 building in the interests of the visual amenities of the locality.  
(Section 7, NPPF)**

- 4 **No development shall take place 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.  
(Sections 7 & 11, NPPF)**

- 5 Before the development is first brought into use the existing vehicular driveway shall be reconstructed and surfaced in a durable material bound - to be first approved in writing by the Local Planning Authority for a distance of 10m into the site, measured from the highway boundary. 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 materials or surface water from the site into the highway so as to safeguard the interest of the highway.

- 6 Prior to occupation of the development details of a scheme for the secure and covered parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Location Plan CBC01, landscaping plan (21534/C), material sample (20612/14), 22116/01, 22116/04, 22116/08, 22116/12, 21116/01, 21116/02, 21116/03, 21116/04, 21116/05, 21116/06, 21116/07, 21116/08, 21116/09, 21116/10, 21116/11, 21116/12, 21116/13 and 21116/14

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

- 8 The buildings shall be used for B1a (offices) and no other purpose (including other purpose falling within Class B of the Schedule to the Town and Country Planning (Use Class) Order 1987 (as amended) or any provision equivalent to that Class in any statutory instrument and re-enacting that Order with or without modification.

Reason: To exclude the provisions of the said use Classes Order and thereby ensure that the Local Planning Authority retains full control of the future use of the buildings.

## **INFORMATIVE 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.

### **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 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 additional comments as detailed in the Late Sheet as follows:
  - a. regarding section 2 of the report
  - b. additional condition 8 has been added
  - c. informative 1 has been added.]