

## Item No. 08

<b>APPLICATION NUMBER</b>	<b>CB/16/03232/FULL</b>
<b>LOCATION</b>	<b>54 Mill Lane, Greenfield, Bedford, MK45 5DF</b>
<b>PROPOSAL</b>	<b>Subdivision of the existing plot to erect a detached dwelling and associated curtilage.</b>
<b>PARISH</b>	<b>Flitton/Greenfield</b>
<b>WARD</b>	<b>Westoning, Flitton &amp; Greenfield</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Jamieson</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>21 July 2016</b>
<b>EXPIRY DATE</b>	<b>15 September 2016</b>
<b>APPLICANT</b>	<b>Mr N Brown</b>
<b>AGENT</b>	<b>DLP (Planning) Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The Applicants wife is an Officer working in Development Management</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

### Summary of Recommendation

The planning application is recommended for approval, it would be in accordance with Central Bedfordshire Core Strategy and Development Management Policies DM3, CS1, DM4, DM13, CS15. It would not have a significant impact upon the residential amenity of any adjacent properties, the significance or the setting of the adjacent Listed Building and would result in a new development suitable for the location. It is considered that the design is in accordance with the Central Bedfordshire Design Guide and National Planning Policy Framework.

### Recommendation:

That Planning Permission be approved 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, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development hereby approved 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)**

- 3 **No development shall take place until drawings of all new and proposed replacement windows and doors to a scale of 1:10 or 1:20, together with a specification of the materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Details provided shall clearly show a section of the glazing bars, frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, the depth of the reveal and arch and sill details. The development shall be carried out only in accordance with the approved details.**

**Reason: To ensure that the proposed development/work is carried out in a manner that safeguards the historic character and appearance of the adjacent listed building. (Section 12, NPPF).**

- 4 **Notwithstanding the approved plans, all new rainwater goods shall be of black painted [cast iron/aluminium] and shall be retained thereafter.**

**Reason: To safeguard the special architectural and historic interest of this statutorily listed building. (Section 12, NPPF)**

- 5 **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 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)**

- 6 **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)**

- 7 **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)**

- 8 **No equipment, machinery or materials shall be brought on to the site for the purposes of development until substantial protective fencing for the protection of any retained tree(s), has been erected in the positions shown on Drawing No. 9175 TPP 01 Rev A (included within the Arboricultural Impact Assessment). The fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, unless otherwise agreed.**

**Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2012 or as may be subsequently amended.  
(Sections 7 & 11, NPPF)**

- 9 The proposed vehicular access shall be constructed and surfaced in a bituminous or other similar durable material (not loose aggregate) as may be approved in writing by the Local Planning Authority for a distance of 5m into the site, measured from the highway boundary, before the premises are occupied. 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: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises. (Section 4, NPPF).

- 10 Visibility splays shall be provided on each side of the junction of the vehicular access with the public highway. The splays shall extend to the limits of the site's highway frontage on each side of the access from a point on the centre line of the access measured 2.4m back from the road channel. The vision splays so described shall be maintained free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic that is likely to use it.  
(Section 4, NPPF).

- 11 **No development shall commence until details of a scheme showing the provision of a 1.5m wide footway on the western side of Mill Lane across the site frontage has been submitted to and approved by the Local Planning Authority and the proposed dwelling shall not be occupied until the footway has been constructed in accordance with approved details. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway.**

**Reason: In the interests of road safety and pedestrian movement.  
(Section 4, NPPF).**

- 12 The dwelling shall not be occupied until the junction of the proposed vehicular access with the highway has been constructed in accordance with the approved details  
(see note to applicant)

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises. (Section 4, NPPF).

- 13 The development shall not be brought into use until a turning space for a service/delivery sized vehicle (6.25m length) has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway. (Section 4, NPPF).

- 14 **Notwithstanding the submitted plans no development shall take place until a scheme showing off-street parking and turning has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.**

**Reason: To ensure provision for car parking and turning clear of the highway.  
(Section 4, NPPF)**

- 15 Notwithstanding the provisions of Part 1, Classes A -E of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development other than that approved shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the building/s in the interests of the amenities of the area and the setting of the listed building. (Section 7, NPPF)

- 16 All rooflights in the development shall be located a minimum of 1.7m above the floor of the rooms in which the windows are installed.

Reason: To safeguard the privacy of occupiers of adjoining properties  
(Section 7, NPPF)

- 17 The dwelling hereby approved shall not be occupied until details of the bin [storage/collection] areas have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection areas have been implemented in accordance with the approved details. The bin [storage/collection] areas shall be retained thereafter.

Reason: In the interest of amenity. (Section 7, NPPF)

- 18 The development hereby permitted shall not be carried out except in

complete accordance with the details shown on the submitted plans, numbers PL100, PL201, PL202, PL203 (elevations and sections), PL203 (plans and elevations), 79175 TPP 01 Rev A.

Reason: To identify the approved plans and to avoid doubt.

19. All ecological measures and works shall be carried out in accordance with the details contained in Section 6 of the April 2016 Preliminary Ecological Appraisal.

Reason: To ensure the development delivers a net gain for biodiversity.(Section 11, NPPF)

## **INFORMATIVE 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 National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
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 no works associated with the construction 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 construction 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 in order to comply with Condition 11 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management

**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 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 an additional condition.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation scheme.