

## Item No. 10

<b>APPLICATION NUMBER</b>	<b>CB/16/05852/FULL</b>
<b>LOCATION</b>	<b>Land off Harrow Way, Shefford</b>
<b>PROPOSAL</b>	<b>Construction of six new dwellings</b>
<b>PARISH</b>	<b>Shefford</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Liddiard &amp; Brown</b>
<b>CASE OFFICER</b>	<b>Lisa Newlands</b>
<b>DATE REGISTERED</b>	<b>10 March 2017</b>
<b>EXPIRY DATE</b>	<b>05 May 2017</b>
<b>APPLICANT</b>	<b>Warden Developments Limited</b>
<b>AGENT</b>	<b>Phillips Planning Services Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Cllr Brown on the following grounds:</b> <ul style="list-style-type: none"><li>• <b>due to the rising height of the plot from the house (23 Queen Elizabeth Close) the house on plot 1 would be extremely overbearing</b></li><li>• <b>turn the house on plot 1 through 90 degrees to prevent overlooking on 23 Queen Elizabeth Close.</b></li></ul>
<b>RECOMMENDED DECISION</b>	<b>Full Application – Recommended for Approval</b>

### Summary of recommendation

The site is outside of the defined settlement 'envelope' for Shefford but bounded on two sides by residential development and therefore would be contrary to Policy DM4. However, there is no significant identified harm raised by the proposal.

The proposal has been assessed in terms of its impacts upon the character of the area, the living conditions of surrounding residential units, highway safety and on other relevant material considerations. Subject to the imposition of identified conditions, the proposal is considered acceptable in this regard.

Overall, the proposal represents sustainable social, economic and environmental development is considered an appropriate form of development. In terms of the planning balance, it is considered that there is no demonstrable harm raised by the development that would outweigh the benefits of the scheme. It is therefore recommended that planning permission be approved.

### Site Location:

The application site is outside of the settlement envelope of Shefford and is therefore considered to be within open countryside.

The site is broadly rectangular in shape and has previously been cleared and therefore comprises bare ground. To the north-west are the residential properties within Queen Elizabeth Close, to the north-east is open farmland and the Shefford Football Club ground beyond.

The site would be accessed via Harrow Way, a residential road, recently developed as part of a residential allocation (MA6) on land at Bridge Farm, Ivel Road.

The site is therefore bounded on two sides by existing residential development.

### **The Application:**

Full planning permission is sought for the construction of 6 new houses with associated garages and gardens, and landscape works.

The site comprises just under 0.3 hectares of land and therefore 6 dwellings would result in a density of approximately 21 dwellings per hectare.

### **RELEVANT POLICIES:**

#### **National Planning Policy Framework (NPPF) (March 2012)**

- 4: Promoting sustainable transport
- 6: Delivering a wide choice of high quality homes
- 7: Requiring good design
- 11: Conserving and enhancing the natural environment

#### **Core Strategy and Development Management Policies - North 2009**

- CS1 Development Strategy
- CS3 Healthy & Sustainable Communities
- CS4 Linking Communities - Accessibility & Transport
- CS5 Providing Homes
- CS14 High Quality Development
- CS16 Landscape & Woodland
- CS17 Green Infrastructure
- CS18 Biodiversity & Geological Conservation

### **Local Plan**

The Council has consulted on its Draft Local Plan (Regulation 18) and has recently started consultation of the Regulation 19 version of the Draft Local Plan. The Plan outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. A substantial volume of evidence gathered over a number of years supports this document. These technical papers are consistent with the aspirations of the National Planning Policy Framework and therefore will remain on the Council's website as material considerations, which will, along with the direction of travel of the Local Plan, inform development management decisions.

### **Supplementary Planning Guidance/Other Documents**

Central Bedfordshire Design Guide (March 2014)

**Relevant Planning History:**

None

**Consultees:**

Parish/Town Council	Objection on the following grounds: Over development of the site 21 bedroom development - means family accommodation hence more children needing education and the schools are already full.
Highways	No objection subject to conditions. The means of access and off-street parking provision are deemed acceptable - it is considered that the development can be satisfactorily accommodated on the local road network and the proposal is unlikely to have any adverse highway impact, once completed.
Housing Development Officer	<p>On 13th May 2016 the government won a legal challenge against a High Court ruling that quashed a national planning policy intended to exempt small sites from affordable housing obligations. This ruling has been reflected in the National Planning Practice Guidance setting out the Government's position that affordable housing and tariff-style planning obligations should not be sought for certain small developments (10 dwellings or less or 1,000 square metres of gross floor space). This is a material consideration to be taken into account in decision-making on planning applications. The weight given to this material consideration will need to be considered on a case-by-case basis and in relation to the weight of the existing Development Plan policies, which remain the starting point for consideration in line with Section 38(6) of the Planning and Compulsory Purchase Act 2004.</p> <p>In light of this, we would not seek affordable housing on this site.</p>
Sustainability	The proposed development is below threshold of 10 houses and therefore the development management policies DM1 and DM2 in regard sustainability and renewable energy standards do not apply. However, it is strongly recommend that the houses meet the policy requirements and achieve high energy and water efficiency standards: deliver 10% of energy demand from renewable or low carbon sources and achieve water efficiency standard of 110 litres per person per day. These standards will reduce use of natural resources and also utility bills of future householders. The developer should design dwellings with future climate changes in

mind (e.g. increase in temperatures and rainfall insensitivity) and reduce risk of summer overheating and risk of flooding. For more information on sustainability design issues please refer to the Central Bedfordshire Design Guide.

Landscape Officer

There are no landscape objections to this scheme, but a detailed landscape scheme based on trees typical of the Ivel valley are required.  
A management plan for the adjacent planting will also be required.

Archaeology

The proposed development will have a negative and irreversible impact upon any surviving archaeological deposits present on the site, and therefore upon the significance of the heritage assets with archaeological interest. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of the archaeological heritage assets. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development; the post-excavation analysis of any archive material generated and the publication of a report on the works. If planning permission is to be approved, please condition this requirement.

Ecology

The ecological appraisal was undertaken in September 2015 and refers to the site area as bare ground though this is no longer the case in June 2017. The existing hedgerow is proposed for retention which is welcomed but otherwise the proposal does not identify additional opportunities for enhancement. The EA suggests supplementary planting to provide a net gain in scrub/hedgerow habitat and a wildlife corridor, ensuring connectivity to the disused railway embankment though the constraints of this proposal would make that difficult. I would suggest that a native, nectar and berry rich species list is used for landscaping and that integrated bat and bird boxes are incorporated into the new builds at a ratio of 1 per dwelling.

IDB

No comment to make.

**Other Representations:**

Neighbours

Objections have been received from 8 residents raising the following issues:

- overlooking (15 Harrow Way)
- the ground is at a higher level than our properties
- will feel constantly overlooked (15 Harrow Way)

- compromising sense of security as a young family (15 Harrow Way)
- loss of privacy
- overbearing view - the plot is not big enough. Severely alter views - will now see houses rather than fields.
- obstruction of light - detrimental effect amount of light currently enjoyed.(15 Harrow Way)
- These houses will be so close to the boundaries and sitting on raised land, this will completely enclose and suffocate the privacy and sense of security our family has.(15 Harrow Way)
- Bovis told us that this strip of land was a wildlife buffer and protected with plans to develop the large field beyond this strip - at no point was there any talk of this land being developed - later found out this was private land and original copse that was there when moved in was destroyed/ flattened.
- no public consultation in regard to this site
- Plot 4 will overlook and will be 2.5 storey, with a dormer window looking across our garden - extra height overbearing and invade privacy (3 Thresher Close)
- plot 5 will also overlook our garden and block sun to the rear garden which is already limited due to gardens orientation (3 Thresher Close)
- the MA6 houses have a good spacing between them - these appear close to boundaries.
- Plot 6 will look directly into main bedroom window and block light (3 Thresher Close)
- additional noise and traffic - traffic is already a problem in terms of getting out of the estate.
- further homes talked about behind this site bringing more traffic through a small residential area - unacceptable highway impact and increased noise.
- infrastructure -doctors/ dentist already stretched
- boundary hedge to the west - expect this to be retained
- appropriate scale is questionable
- extension of existing building work
- there has been enough building work on the site over the last 3 years
- the main access is already dangerous in the sense of on street parking and speeding cars
- noise from construction traffic
- lack of detailed drawings and specific measurements in relation to 23 Queen Elizabeth Close.
- Our house (23 Queen Elizabeth Close) is not on the site plan - the site section is ridiculously small
- the site section does not show sufficient measurements
- concern over issue of levels in terms of heights of

dwellings and drainage

- the existing 7m tree - no existing trees will obscure the view between our house and the proposed house.
- Plot 1 is now only 3 bedroom with only frosted bathroom and the room in the roof has now been removed - which on paper should be acceptable however, the bricked up window recess could be opened up, and with a projecting flat roof ground element could open up the opportunity for a balcony - which would be an invasion on privacy. (23 Queen Elizabeth Close)
- Why would a 3 bedroom property (plot 1) require a double garage -the garage adds to the imposing nature of the property.
- the proposed dwelling will block natural light into our property (23 Queen Elizabeth Close) especially when the winter sun is lower - why can't it be a bungalow.
- plot 1 should be turned 90 degrees so that our property (23 Queen Elizabeth Close) is not overlooked
- impact of noise and disturbance resulting from use
- concerned about drainage and run-off water
- concern about lack of pedestrian paths within the development
- concern about position of street lamps

1 comment has been received raising the following:

- concerned about yet more houses in Shefford - given inadequate services
- concern further exacerbated by already large amount of housing that has been erected in last 2-3 years at this end of Shefford.
- Encouraging that previous agreement to access land behind Queen Elizabeth Close via the road within the new Bovis development has been adhered to.
- The small development is made of housing commensurate with that which is already in existence.

1 letter of support:

- plans in line with previous agreements with the Council planners that access to the land for development to the east of Queen Elizabeth Close is via the Bovis Site on Ivel Road. It is assumed any further development on this land will continue to be via Harrow Way and /or Hitchin Road.

### **Determining Issues:**

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. Neighbouring Amenity

4. Highway Considerations
5. Other Considerations

## Considerations

### 1. Principle

- 1.1 The site lies outside of the settlement envelope of Shefford and is located in land regarded as open countryside. The adopted policies within the Core strategy and Development Management Policies 2009 limit new housing development on unallocated sites to within settlement envelopes (Policy DM4). Shefford is identified as a minor service centre. On the basis of Policy DM4 a residential proposal outside of the settlement envelope would be regarded as contrary to policy. However it is necessary for the Council to consider whether material considerations outweigh the non-compliance with Policy.
- 1.2 As a minor service centre Shefford is considered to be a sustainable location. The land in question would be considered to be a small-scale development, bounded on two sides by existing residential development and would not result in a further intrusion into the open countryside. Whilst the proposal would extend the built form into the rectangular piece of land, it would not break through an existing hedgerow boundary which separates this piece of land with the surrounding fields.
- 1.3 The National Planning Policy Framework carries a presumption in favour of Sustainable Development. There are three dimensions to sustainable development which require consideration such as economic, social and environmental roles. Paragraph 9 of the NPPF states that these roles are mutually inclusive and as such in order to achieve sustainable development all three of the dimensions should be sought simultaneously.
- 1.4 Economic  
The NPPF makes it clear that planning policies should aim to minimise journey lengths for employment, shopping and other activities, therefore planning decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes maximised. It is acknowledged that the construction of 6 houses would support a limited level of employment, with associated benefits to the local economy, within the local area on a temporary basis during the construction period which could be expected to last no longer than one year. Shefford provides access to a range of facilities and services which would provide local employment opportunities and is considered to be a sustainable location.
- 1.5 Social  
The provision of housing is a benefit of the scheme which should be given some weight however on the basis that the development would be small scale, it would not constitute a significant contribution to our 5 year housing supply and therefore is not given significant weight. Shefford is classified as a Minor Service Centre under Policy CS1 of the Core Strategy for the North with access to a variety of community facilities which is iterated in the above paragraph. Therefore it can be regarded as a sustainable location and it is considered that the settlement offers services and facilities that can help to accommodate the

growth resultant from this scheme. Nearby services are considered to be accessible for new residents. .

#### 1.6 Environmental

The NPPF states that opportunities should be taken to protect and enhance the natural environment and to improve biodiversity. The Councils Ecologist has raised no objection to the application. The encroachment of built development beyond the settlement envelope results in a loss of open countryside which is a negative impact of the proposal. The site abuts residential development on two sides and is not considered to be an isolated site. Furthermore the site is currently demarcated by an existing hedgerow which would be retained and enhanced without wider impact on the landscaping directly adjacent to site which constitutes agricultural land. The impact of developing this site adjacent to existing residential properties is therefore not considered to result in significant and demonstrable harm.

1.7 As such given the above appraisal it is considered that the proposal would represent an appropriate scale of development bound by existing development and that, given alongside the presumption in favour of Sustainable Development outweighs any identified harm in terms of the loss of open countryside. The proposal therefore would accord with Sections 1 and 6 of the NPPF.

### **2. Affect on the Character and Appearance of the Area**

2.1 The site is a rectangular stretch of land which is adjacent to an existing residential development, and would be bound on two sides by residential properties. The existing hedgerow separating the site from the wider fields is to be retained.

2.2 The Landscape Officer has raised no objection to the application subject to conditions regarding landscaping and boundary treatments. Given the siting of the proposal, it is not considered that it would have a detrimental impact on the landscape character of the area.

2.3 The dwelling houses would involve a bungalow (plot 3), 2.5 storey (plot 4), with the remaining plots being 2 storey. The design of the dwellings takes on board the design of the existing estate and would not be out of keeping with the existing dwellings.

2.4 It is considered that the proposal would not have a detrimental impact on the character and appearance of the area, and would comply with Policies CS14 and DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), the Central Bedfordshire Design Guide and Section 7 of the NPPF.

### **3. Neighbouring Amenity**

#### 3.1 Existing residents

The dwellings have been sited to ensure that there is sufficient separation distance between the existing dwellinghouses in accordance with the accepted distances contained within the Councils adopted design guidance. As such, it is concluded that on the basis of these distances, despite concerns raised by a number of residents, that the proposed development would unlikely give rise to an unacceptable loss of privacy to existing residents in terms of overlooking.

- 3.2 In terms of separation distances referred to above. The rear elevation of plot 1 would be some 30m from the rear elevation of 23 Queen Elizabeth Close. The side elevation of the garage to plot 1 would be some 1m from the boundary of the site. The side elevation of plot 2 would be some 14m from the rear elevation of 9 Harrow Way. Plot 3 would be a bungalow and would be set some 1m from the side boundary of the site and some 12m from the rear elevation of 15 Harrow Way. The garage of plot 4 would be some 5m from the side elevation of 6 Harrow Way, with the main dwelling side elevation being some 8m. Plot 5 would be some 4 metres from the boundary of the site and some 5.5m from the side elevation of 3 Thresher Close. Plot 6 would be some 2m from the boundary of the site and some 5m from the closest point of 6 Thresher Close, which is the corner of the side elevation/ rear elevation and set at an angle. The side elevation of plot 6 sits alongside the angled side elevation of 6 Thresher Close. The only back to back distance with existing properties is that of plot 1 with 23 Queen Elizabeth Close and this is some 30m.
- 3.3 Given the above relationships and separations it is considered that the proposal would not have a detrimental impact on any existing residential property and would meet the guidelines set out within the design guide.
- 3.4 Residents have raised concern regarding noise and disturbance in relation to the new development, however, it is not considered that the addition of 6 dwellings would result in a significant increase in noise and disturbance.
- 3.5 Concern has been raised by occupiers of 23 Queen Elizabeth Close in relation to additional windows in the rear elevation to plot 1 and the possibility of a balcony above the single storey rear projection. To ensure there would be no loss of privacy in this instance, it would be acceptable to condition no balconies and no additional windows on rear elevation.
- 3.6 Future Occupiers  
The dwellinghouses have been sited such that there would be no resultant impact on future occupiers in terms of loss of light/ overshadowing nor privacy concerns. The layout plan demonstrates that an adequate level of private amenity has been provided for future occupiers in accordance with the Central Bedfordshire Design Guide.
- 3.7 The proposal is considered to conform with policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), the Central Bedfordshire Design Guide and Section 7 of the NPPF.

#### **4. Highway Considerations**

- 4.1 The means of access and off-street parking provision are deemed acceptable and it is considered that the development can be satisfactorily accommodated on the local road network and the proposal is unlikely to have any adverse highway impact, once completed.
- 4.2 The proposal would comply with the Councils Parking standards. The Highways Officer has raised no objection to the proposal subject to conditions.
- 4.3 Therefore, it is considered that the proposal would be in accordance with Policy

DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), the Central Bedfordshire Design Guide and Section 4 of the NPPF.

## **5. Other Considerations**

### **5.1 Biodiversity**

The Councils Ecologist has raised no objection to the proposed development and acknowledged the retention of the existing boundary hedgerow. The NPPF calls for development to deliver a net gain for biodiversity and therefore the Ecologist has recommended a condition for the provision of a scheme for the inclusion of integrated bat/ bird boxes at a ration of 1 per dwelling.

### **5.2 Drainage/ Flood Risk**

Whilst concerns have been raised regarding drainage and flood risk, the IDB have not objected to the application and it would be the developers responsibility to connect into the existing drainage network through discussion with Anglian Water. As such it is considered that the proposal accords with Section 10 of the NPPF.

### **5.3 Affordable Housing Provision**

In May 2016 the government won a legal challenge against a High Court ruling that quashed a national planning policy intended to exempt small sites from affordable housing obligations. This ruling has been reflected in the National Planning Practice Guidance setting out the Government's position that affordable housing and tariff-style planning obligations should not be sought for certain small developments (10 dwellings or less or 1,000 square metres of gross floor space). In light of this, the Councils Housing Development Officer has concluded that Affordable Housing Provision need not be secured for this development.

### **5.4 Human Rights issues:**

The proposal raises no Human Rights issues

### **5.5 Equality Act 2010:**

The proposal raises no Equality issues

## **Recommendation:**

That Planning Permission be approved subject to the following:

## **RECOMMENDED CONDITIONS**

- 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 on the external walls/ roof, 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 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)

- 4 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 use hereby permitted is commenced / before the building(s) is/are occupied] and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

(Section 7, NPPF)

- 5 **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)

- 6 **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)**

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the rear elevation of Plot 1, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents.

(Section 7, NPPF)

- 8 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (including any Order amending, revoking or re-enacting that Order, with or without modification) no balustrading, or similar means of enclosing any part of the roof area (including any roof void) of the rear single storey projection on plot 1 hereby permitted, shall be installed, nor shall any part of the said roof area be used as a balcony, roof garden, or similar amenity area without the grant of a further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of the occupiers of adjoining properties.

(Section 7, NPPF)

- 9 **No development shall take place until a written scheme of archaeological investigation; that includes provision for post excavation analysis and publication has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved scheme.**

**Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the NPPF. To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development (and to secure that protection and management of archaeological remains preserved in situ within the development).**

**(Section 7, NPPF)**

- 10 No dwelling shall be occupied until the means of access, garages, car ports, parking areas and turning areas shown on drawing number 16745-PL02-Rev H have been laid out, drained and surfaced in accordance with details previously submitted to and approved in writing by the Local Planning Authority and those areas shall not thereafter be used for any other purpose.

Reason: To provide a satisfactory means of access and to enable vehicles to draw off, park and turn clear of the highway in order to minimise conditions of danger, obstruction and inconvenience to users of the adjoining

highway.(Policy DM3, CSDM)

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), any garage, car port or parking space hereby permitted shall be kept permanently available for the parking of motor vehicles.

Reason: To ensure that off-street parking is retained in the interests of highway safety.  
(Section 4, NPPF)

- 12 **In the absence of any detailed information submitted with the planning application relating to construction, no development shall be commenced until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall include:**

- **The hours of construction work and deliveries;**
- **Parking of vehicles for site operatives and visitors;**
- **Loading and unloading of plant and materials;**
- **Storage of plant and materials used in constructing the development;**
- **Wheel washing facilities;**
- **Construction traffic routes; and**
- **Details of the responsible person who can be contacted in the event of a complaint.**

**and all works shall be undertaken in accordance with the approved details.**

**Reason: To ensure the safe operation of the surrounding road network during the construction period. (Section 4, NPPF)**

- 13 No development shall commence on the external surfaces of the dwellings hereby approved, until a scheme for the provision of integrated bat and bird boxes at a ratio of 1 per dwelling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full in accordance with the approved details.

Reason: To ensure a net gain in biodiversity (Section 11, NPPF)

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16745-PL01-Rev A; 16745-PL02-Rev H; 16745-PL03-Rev H; 16745-PL04-Rev D; 16745-PL05-Rev D; 16745-PL06-Rev C; 16745-PL07-Rev C; 16745-PL08-Rev C; 16745-PL09; 16745-PL10 Rev A; 16745-PL11 Rev B

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

## **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.
2. 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.
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 Agreement officer Tel: 0300 300 5268 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 278 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 Central Bedfordshire Council's Highways Helpdesk Tel: 0300 300 8049
5. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".
6. 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.

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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.

**DECISION**

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