

## Item No. 12

<b>APPLICATION NUMBER</b>	<b>CB/17/05425/FULL</b>
<b>LOCATION</b>	<b>The Pigling, Woodview Nurseries, Shefford Road, Meppershall, Shefford, SG17 5LL</b>
<b>PROPOSAL</b>	<b>Replace existing mobile home with a single storey two bedroom permanent dwelling</b>
<b>PARISH</b>	<b>Meppershall</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Liddiard &amp; Brown</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>09 November 2017</b>
<b>EXPIRY DATE</b>	<b>04 January 2018</b>
<b>APPLICANT</b>	<b>Mrs D Hinton</b>
<b>AGENT</b>	<b>Planning Initiatives Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Ward Cllr call in on grounds of the impact on the landscape as the site is outside the settlement envelope</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application – Recommended for Approval</b>

### **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 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)**

- 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 **No development shall take place until a hard and soft landscaping scheme, including all boundary treatments, has been submitted to and approved in writing by the local planning authority. The scheme shall include details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping. All planting within the approved scheme shall be carried out before the end of the first planting and seeding season, following occupation of any part of the buildings or completion of the development, whichever is sooner. The development shall be implemented in accordance with the approved details and retained as such thereafter.**

**If, within a period of 5 years from the date of planting, the trees (or any trees planted in replacement) or shrubs to be planted as part of the approved landscaping scheme is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent to any variation.**

**Reason: To ensure an acceptable standard of landscaping. (Sections 7 & 11, NPPF)**

- 5 **In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.**

**Reason: To ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990. (Section 7, NPPF)**

- 6 **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2017/01, 2017/02, 2017/03, 2017/04.**

**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. Comments from the Council's SuDS Management Team:  
We expect all drainage to be compliant with the Central Bedfordshire Sustainable Drainage Guidance (CBC, Adopted April 2014 Updated May 2015), the Non-statutory technical standards for sustainable drainage systems (Defra, 2015), and industry best practise such as the SuDS Manual C753 (CIRIA, 2016).

We strongly recommend that areas proposed for block paving, principally patio areas or driveways utilise permeable or porous surfacing to provide surface water drainage. Water re-use or harvesting should also be considered as part of the design to maximise efficiency. Where permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.

The on going management and maintenance responsibilities for the drainage should be made clear through the approval process and any subsequent responsible parties made aware of the required maintenance and management.

4. You are advised to note the comments of the Bedfordshire Fire and Rescue Service as set out in the enclosed letter.

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35**

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.