

Item No. 10

APPLICATION NUMBER	CB/17/05567/FULL
LOCATION	Manor Farm, High Street, Eyeworth, Sandy, SG19 2HJ
PROPOSAL	Conversion of existing farm yard barns to create 4 dwellings, with associated landscaping.
PARISH	Eyeworth
WARD	Potton
WARD COUNCILLORS	Cllrs Mrs Gurney & Zerny
CASE OFFICER	Thomas Mead
DATE REGISTERED	15 December 2017
EXPIRY DATE	09 February 2018
APPLICANT	Mr M Lee & Mr Roger Lee
AGENT	Robinson and Hall LLP
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Adam Zerny on the following grounds: Contrary to Policy Loss of Amenity Overbearing Impact on Landscape
RECOMMENDED DECISION	Full Application - Recommended for Approval

Reason for Recommendation:

The application is being recommended for approval as the proposal would convert the existing redundant agricultural units to 4 No. dwellings. In accordance with paragraph 55 of the NPPF, the reuse of the redundant buildings which are worthy of retention, and would be acceptable in principle. The development would result in an enhancement to the character of the area, and would not pose any adverse impact on the residential amenity of neighbouring properties or highway safety. The proposed development would also propose high quality living accommodation for the occupants of the future dwellings. Therefore subject to conditions, the proposed development is in conformity with Policy DM3 of the Core Strategy and Development Management Policies (2009); and The National Planning Policy Framework.

Site Location:

The application site consists of an agricultural unit, known as Manor Farm and consists of a number of traditional agricultural barns and storage units. The site consists of 0.495 ha of land, lies to the northeast of Sutton Road, and to the northwest of the High Street. The site adjoins a number of residential units to the northwest and southwest of the site.

The settlement of Eyeworth is not bound by any defined settlement envelope, and is located to the northeast of the settlement of Dunton.

The Application:

The application seeks planning permission for the conversion of a number of agricultural units on the site to 4 No. residential units, with associated access and parking, and landscaping. The application also seeks to demolish a number of modern agricultural buildings on the site.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

CS1	Development Strategy
CS7	Affordable Housing
CS14	High quality Development
CS16	Landscape and Woodland
DM3	High quality Development
DM4	Development Within and Beyond Settlement Envelopes
DM12	Horticultural and Redundant Agricultural Sites
DM14	Landscape and Woodland

Local Plan

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018. The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise. The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

Central Bedfordshire Local Plan - Emerging

Development Strategy
High Quality Development
Woodland and Landscape
Development Within and Beyond Settlement Envelopes
Affordable Housing
Horticultural and Redundant Agricultural Sites

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History: None

Consultees:

Eyeworth Parish Council No Response has been received from the Parish Council.

Highways Officer The proposal seeks to provide four new dwelling within an area of an existing farm. Access to serve the development would be from a new access point which is shown to be 4.8m in width and considered acceptable.

Visibility splays commensurate with a 40mph speed limit would be 2.4m x 120m and can be gained by the re-alignment of the wooden fencing and brick built wall fronting High Street and is within the applicant's control, see red edge plans and red/blue edged plan. Whilst a Transport Statement (TS) has been provided the consultants have used Manual for Street for working out visibility splays, but as the road has a 40mph speed limit it has been based upon DMRB guidance as this more appropriate to the rural location.

Parking for cars is provided with 16 spaces (8 resident and 8 visitor spaces) and considered to meet with the 2014 Design Guide. The Norfolk 2007 parking requirements are not used in the Central Bedfordshire administrative area as described in the TS. Cycle parking will also need to accord with the 2010 guidance.

A refuse collection point will need to be provided adjacent to but not on the public highway as a RCV will not enter a private road but turning for service and emergency vehicles is required and a condition for this is included.

The application is therefore acceptable from a highway point of view subject to the following conditions.

(Conditions have been applied to this application).

Archaeology Officer

The proposed development site lies within the core of the shrunken medieval settlement of Eyeworth (HER 719) and under the terms of the *National Planning Policy Framework (NPPF)* this is a heritage asset with archaeological interest.

The manor of Eyeworth was recorded in the Domesday Survey of 1086 AD, when it was assessed at 9 hides and held by William Spec of the king in chief, it remained that way until 1343, when it was held of the Abbot of Warden. By 1486 after various descents it was returned to the Crown. From the Crown it passed to the Fortescue family and by the late 16th century it belonged to Sir Edmund Anderson who also

acquired a second manor in Eyeworth with the advowson of the Church. At this point both manors merged and by the late 19th century it was held by Viscount Peel. It is likely that a settlement at Eyeworth was established by the late Saxon period and cropmarks and earthworks (HER 719) indicate that the village was once much larger than presently survives. As late as the 1970's rectilinear earthworks comprising closes, holloways and probable building platforms remained, many of which have since been ploughed flat. Medieval ridge and furrow cultivation earthworks do however survive on the south-western side of the village. All Saints Church (HER 1054, NHLE 1137817: Grade I) dates to the 14th and 15th centuries and is located centrally within the village, historical reports suggest that the houses were once lined out along a village green, this is however, less obvious today.

The application includes an *Archaeology and Heritage Assessment* (ACD Environmental 23/11/2017). This document describes the archaeological and historical background, context and potential of the proposed development site. The *Assessment* concludes that the site has low potential for the prehistoric and Roman periods. However, it noted that the proposed development site is located within the area of the shrunken medieval settlement of Eyeworth and that it has the potential to contain archaeological remains relating to that settlement. It is stated that construction of the present agricultural buildings will have had some impact on the survival of archaeological deposits, although it is implied that archaeological deposits will survive within the site. The *Assessment* indicates that the impact of the proposal on archaeological remains can be mitigated through a programme of archaeological investigation. This is a reasonable assessment of the archaeological potential of the proposed development site, the impact of the proposal and suggestion for a mitigation strategy.

The proposed development site is located within the historic core of the village of Eyeworth (HER 719), a heritage asset with archaeological interest as defined by the *NPPF*. The site considered to have the potential to contain archaeological deposits relating to the Saxon, medieval and post medieval origins and development of the village. The investigation of rural Saxon and medieval settlements to examine diversity, characterise settlement forms and understand how they appear, grow, shift and disappear is a local and regional archaeological research objective (Wade 2000, 24-25, Oake 2007, 14 and Medlycott 2011, 70).

Paragraph 141 of the *NPPF* states that Local Planning Authorities should require developers to record and advance

understanding of the significance of heritage assets before they are lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (CLG 2012). While there may have been some truncation of archaeological deposits as a result of later development within the application area; it is now well proven that archaeological deposits can and do survive in this sort of location.

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 heritage assets with archaeological interest. 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. In order to secure this, please attach the following condition to any permission granted in respect of this application.

(Condition has been attached to this application).

Ecology Officer

Having read the preliminary Ecological Appraisal it is apparent that no detrimental impact to protected species is expected as a result of the proposals. However as a precaution it recommends that an environmental DNA test is undertaken for Great Crested Newts in the Spring. The report refers to opportunities for enhancement throughout but never actually specifies how they will be incorporated into the scheme. As such the following conditions should be applied;

All ecological measures and/or works shall be carried out in accordance with the details contained in the November 2017 Preliminary Ecological Appraisal as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

To ensure biodiversity gains can be delivered a condition would be required for the provision of an Ecological Enhancement Scheme, suggest wording follows;

(Condition has been attached to this application).

Housing Development
Officer

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.

In light of this, we would not seek affordable housing on this site.

Waste Management
Officer

The Council's waste collection pattern for Eyeworth is as follows:

- Week 1 – 1 x 240 litre residual waste wheelie bin, 1 x 23 litre food waste caddy
- Week 2 – 1 x 240 litre recycling wheelie bin, 2 x reusable garden waste sacks, and 1 x 23 litre food waste caddy.

Please note that bins are chargeable for all properties and developers will be required to pay for all required bins prior to discharging the relevant condition. Our current costs for these are: £25 +VAT per 240l bin, and £5 +VAT per set of food waste bins.

Wherever possible, refuse collection vehicles will only use adopted highways. If an access road is to be used, it must be to adoptable standards suitable for the refuse vehicle to manoeuvre safely around site (please see vehicle dimensions below). Looking at the submitted site plan, the Refuse Collection vehicle will not enter the site. Therefore, bins will need to be brought to the highway boundary or a pre-arranged point. A hard standing area needs to be provided for at least 1 wheelie bin and a food waste caddy, in addition to 2 reusable garden waste bags. However, householders should not be expected to transport waste bins over a distance greater than 25m and bins must not encroach on or cause a hazard or obstruction to the public highway. We would require a design layout highlighting where the bin collection point will be located.

Refuse Vehicle Dimensions

Eagle Elite 2 6x4 non rear steer, 11.5m long

Overall Length	11.500m
Overall Width	2.530m
Overall Body height	3.756m
Mon Body Ground Clearance	0.309m
Track Width	2.530m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	11.550m

Bedfordshire and River
Ivel Internal Drainage
Board

No Comment on the application.

Conservation Officer

Comments have already been submitted on the case officers report which reflect that in principle the conversion is acceptable. Th comments below reflect the detailed design elements of the conversion.

The Council seeks to retain the agricultural appearance rural farmsteads and barns as these are considered to make a positive contribution the character of conservation areas. In light of this the design of any barn conversion should avoid the "domestication" of these building. This can be achieved be keeping the existing openings and avoiding the proliferation of new openings and the number of rooflights.

The current barns doors are considered are an intrinsic element of the barns appearance and character and should be retained and incorporated in the conversion. For example, on the northwest elevation where the double barn doors are removed to allow for the set of double full height glazed doors with accompanying lights either side and four glazed panels above. This approach should be incorporated where there are existing barn style doors present and the proposal seeks to inserts new doors.

Consideration should also be given to the reduction overall in the amount of rooflights overall given that new openings will allow daylight to be achieved. All rooflights should be conservation style and minimum in size.

In summary the scheme needs to reflect the comments made above and for that reason the current proposal would have a detrimental impact on the character and appearance of these barns which make a positive contribution.

Further comments will be added to the late sheet.

Informal comments from
the Pollution Officer in

A complaint of light pollution would be assessed against established Statutory Nuisance tests: does (the alleged

relation to the issue raised in relation to light pollution

nuisance) **unreasonably and substantially** interfere with the use or enjoyment of a home or other premises AND/OR **injure health** or be likely to injure health.

Other Representations:

Neighbours

12 neighbour representations have been received so far. At the time of writing this report, the consultation period is active, and any further written responses will be added to the late sheet.

Objections

6 Objections have received, which are summarised below:

- The drainage of the site is incapable of dealing with the additional units.
- No reference made on the plans.
- Increase in traffic movement resulting in dangerous levels of traffic flow.
- Change the character of Eyeworth
- Lack of public transport results in car reliance.
- Lack of social infrastructure.
- Loss of view to the north.
- Loss of privacy on neighbours
- Existing contamination on the site
- Insufficient on site parking
- No need for these additional houses.
- Out of character with village and existing agricultural character.
- Overlooking impact on No. 2 Sutton Road.
- natural light pollution from residential unit
- Bats in the development
- Extension of the residential boundaries
- Terraced dwelling out of character
- Bats and Barn owls within building
- Newts
- No School places
- No shops, doctors, etc.

Support

5 letters of support representations have been received, summarised below:

- Contributes to sense of community
- Good use of disused space
- Enhance rural living
- Would give the site and the village a new lease of life.

Considerations

1. Principle of Development

1.1 The application site lies within the village of Eyeworth, which is not bound by any defined settlement envelope, and therefore the proposal would be contrary to Policy DM4 which seeks to restrict development beyond settlement envelopes

and into the open countryside.

- 1.2 As of 1st January 2018, the Council have demonstrated that they have a robust five year supply of deliverable housing, and now have a provision of 5.87 years. Therefore, policies which refer to the supply of housing within the development plan (such as Policies DM4, DM14 and CS16) are attributed full weight in the determination of such applications for housing. Paragraph 14 of the NPPF states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 1.3 However, the site is an agricultural farm, and the buildings which are proposed to be converted are identified as disused. Paragraph 55 of the NPPF states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.
- 1.4 The agricultural barns in questions are considered to be disused but are in good condition and have architectural features and an appearance which would be worthy of retention. Therefore, whilst the settlement of Eyeworth would be considered to be in an unsustainable location with no access to local facilities within reasonable walking distance such as shops and doctors surgeries, the site itself is not isolated within the context of the village, and is still well connected to the settlement. It is also considered that the reuse of the redundant agricultural unit would accord with paragraph 55 of the NPPF, by reusing traditional buildings which are worthy of retention.
- 1.5 It should also be noted that Schedule 2, Part 3 Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) which refers to the conversion of agricultural units to residential allows for an agricultural building to be converted to 3 dwellinghouses without the need for planning permission which provides a Permitted Development fallback for the proposed conversion, with one additional dwelling being proposed, totalling 4 dwellings. Whilst such proposals would be subject to gaining prior approval, government guidance is clear that the location of a site cannot be taken into account as part of the process. Taking this factor into account weighs in favour of approving the current proposal.
- 1.6 Agricultural units are typically in areas which are considered to be isolated or in unsustainable locations, however with the weight attributed by the NPPF to the reuse of redundant agricultural buildings, it is considered that this benefit of reusing and maintaining the architectural features of the buildings to maximise and enhance the setting of the agricultural site, that this would outweigh any harm caused by approving the conversion of these units in this location. The units are also not disconnected from the hamlet of Eyeworth, and would therefore be considered to be acceptable.
- 1.7 It should also be noted that this application also seeks to demolish existing modern agricultural buildings on the site, which already cause visual intrusion to the character and appearance of the area. Were the process of prior approval to be initiated, it would only refer to the renovation of the existing building, and the

demolition of other buildings cannot be secured through the process. So whilst the applicant can convert the larger unit to 3 residential units through prior approval, the current proposed development would see the removal of the modern buildings, and therefore would further enhance the character and appearance of the area.

- 1.8 Therefore, it is considered that the proposed benefits of converting the redundant units to residential accommodation would significantly and demonstrably outweigh any harm associated with the development in regards to its unsustainable location, and would be considered acceptable in principle, in accordance with paragraph 55 of the NPPF, and in accordance with Policy DM12 of the Core Strategy and Development Management Policies. Limited weight is attributed to Policies DC1 and DC5 of the Central Bedfordshire Local Plan (2016).

2. Character and Appearance of the Area

- 2.1 The current application site consists of a number of agricultural units, with the units proposed for conversion featuring white bricks with a blend of dark brown weatherboarding. The courtyard barns therefore have a satisfactory agricultural appearance. The proposed development seeks to change the use of the units to residential, whilst still maintaining the rural appearance. There is a blend of modern design through the glass linkages between the living space on plot 3, and tall glass openings of all the units, which is considered to mix well with the existing architectural features and therefore the design is considered acceptable.
- 2.2 The proposed development would also include the creation of a number of windows and other forms of fenestration on the front and rear elevations of all 4 plots, as well as a number of Velux windows to create light to the upper rooms. It is considered that the installation of all windows in the elevations of the plots would not detract from the architectural significance of the units, and would therefore be acceptable. The overall landscaping of the scheme would be such that the rural and open feel still exists, with sufficient green open space, a pond and lots of vegetation throughout the site, maintaining the open agricultural setting.
- 2.3 The most significant aspect of the scheme would be the removal of the existing large steel buildings which are located to the north and northwest of the site. It is considered that the retention of the units and maintaining of their original features as far as practicable would be sufficient in maintaining the agricultural character of the area, and that the loss of the redundant steel buildings and silos would enhance the appearance of the area, and would open the site up to the open countryside to the north of the site.
- 2.4 Therefore, for all reasons outlined above, it is considered that the proposed development as a whole would not cause harm to the character and appearance of the area, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and section 7 of the NPPF. Limited weight is attributed to Policy HQ1 of the Central Bedfordshire Local Plan (2016).

3. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 3.1 It is considered that the principal dwellinghouse affected by the proposed

conversion would be No. 2 Sutton Road, Eyeworth, which would adjoin the rear boundary of Plots 2 and 3. The rooms which are featured within the side of No. 2 Sutton Road which would directly face the application site are a kitchen and utility room at ground floor level, which are not considered to form habitable rooms. The rear elevation of plots 2 and 3 would be located 6 metres from the boundary of the site, and would be 7 metres from the side elevation of No. 2 Sutton Road. The applicant has amended the plans to remove most of the windows at first floor level in the rear elevations of plots 2 and 3, and therefore would remove any adverse overlooking impact caused to the occupiers of No. 2 Sutton Road. The applicant has also agreed to raise the height of the boundary treatment along the boundary between the site and No. 2 which would therefore maintain the privacy of the neighbouring dwelling, and also maintain the privacy of the occupiers of the bedroom in the glass linked attached bedroom at plot 3 which would be located in close proximity to the neighbouring dwelling. Therefore subject to a condition which ensures the boundary treatment height is raised an additional 0.5 metres, it is considered that the development would not give rise to any form of loss of privacy to the occupiers of this neighbouring dwelling.

- 3.2 Plot 3 features a window which would serve the landing area at the top of the staircase, which does not form a habitable room which would overlook No. 2 Sutton Road, and therefore it is considered to be reasonable and necessary to impose a condition to obscurely glaze the window to avoid an overlooking impact.
- 3.3 The remaining windows at first floor level in the rear elevation of plot 2 are considered to be more than 21 metres from the rear elevation and beyond the rear boundary of No. 2 Sutton Road and therefore does not give rise to an unacceptable loss of privacy to the neighbouring dwelling. Due to the separation between plots 2 and 3, and No. 2 Sutton Road, it is considered that the proposed development would also not give rise to an unacceptable loss of light, outlook or any form of overbearing impact upon the occupiers of this neighbouring dwelling, particularly as the buildings are not increasing in size and are instead the conversion of an existing building.
- 3.4 The remaining windows at first floor level in the rear elevation of Plots 1 and 2 are beyond the Central Bedfordshire Design Guide (2014) 21 metre separation guidance, and therefore would also cause no unacceptable loss of privacy to No. 2 Sutton Road.
- 3.5 Bedrooms 1 and 2 of plot 3 which is attached to the main body of the dwelling via a single storey glass link, as well as the bathroom and kitchen would not feature any forms of fenestration in the rear elevation which faces the dwellings to the south and southwest of the site, and therefore there would be no unacceptable loss of light, outlook, privacy or overbearing impact upon the neighbouring dwellings to the south and southwest.
- 3.6 Due to the separation between plot 4 and the dwellings which front the High Street to the southeast of the site, it is considered that the proposed development would not give rise to an unacceptable loss of light, outlook, privacy or overbearing impact upon this neighbouring dwelling.

3.7 Therefore, for reasons outlined above, it is considered that the proposed conversion of an agricultural unit to 4 dwellinghouses would not cause harm to the amenity and living conditions of occupiers of any neighbouring dwelling, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009). Limited weight is attributed to Policy HQ1 of the Central Bedfordshire Local Plan (2016).

4. Amenity and Living Conditions of future occupiers of the proposed dwellings

4.1 Each individual unit would benefit from large spacious rooms, both habitable and non-habitable which would benefit from at least one source of light. Each room would comply with the National Space Standards, and therefore it is considered that the proposed residential units would provide an internal space which is considered to be high quality and would provide the residents with an acceptable provision of amenity and high quality living standards.

4.2 Whilst plots 1, 2 and 3 would not meet the minimum depth required between the rear elevation and the end of the curtilage with a depth of 6 metres, however the proposed development is a conversion of the existing space and would still meet the minimum external space within the Central Bedfordshire Design Guide (2014), and therefore would be acceptable. Plot 4 would achieve an acceptable depth and width, and therefore would also comply with the Design Guide (2014).

4.3 Details of a suitable point of refuse collection can be conditioned.

4.4 Therefore, for reasons outlined above, it is considered that the proposed development would provide the future residents of the units with a high quality living standard and acceptable amenity, and therefore would accord with Policy DM3 of the Core Strategy and Development Management Policies (2009), Section 7 of the NPPF and would further comply with design principles outlined within the Central Bedfordshire Design Guide (2014) and the National Space Standards. Limited weight is attributed to Policy HQ1 of the Central Bedfordshire Local Plan (2016).

5. Car Parking and Highway Safety

5.1 The 4 No. proposed units from the proposed conversion would result in plot 4 benefiting from 2 bedrooms, plots 1 and 2 benefiting from 3 bedrooms and plot 3 benefiting from 4 bedrooms. Each dwellinghouse would be provided with 2 on site car parking spaces, and 2 visitor spaces each, totalling 4 parking spaces per dwellinghouse. This therefore would be considered to satisfy the Councils Car Parking Standards, outlined within the Central Bedfordshire Design Guide (2014), and would therefore be acceptable.

5.2 The access would be taken from the existing access point which adjoins the High Street, to which the Highways Officer is satisfied with. The Highways Officer has seen the development as acceptable in terms of car parking and Highway safety, in which the site can achieve acceptable visibility. Therefore it is considered that the proposed development would be acceptable in relation to car parking and Highway safety, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009), and would further accord with design principles outlined within the Central Bedfordshire Design Guide (2014). Limited weight is attributed to Policy HQ1 of the Central

Bedfordshire Local Plan (2016).

6. Equality and Human Rights

- 6.1 Based on information submitted there are no known issues raised in the context of Human Rights/ The Equalities Act 2010 and as such there would be no relevant implications.

Recommendation:

That Planning Permission be **APPROVED**, subject to further neighbour comments as a result of the reconsultation.

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 **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 buildings are occupied and be thereafter retained. The boundary treatment should include specific details of treatment between the site (plots 2 and 3) and the neighbouring dwelling No. 2 Sutton Road.**

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality, and to safeguard the amenity and living conditions of occupiers of No. 2 Sutton Road.

(Policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 7, NPPF)

- 3 The first floor window in the rear elevation of plot 3 serving the hall and landing area proposed through this development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening and retained as such hereby after.

Reason: To safeguard the privacy of occupiers of adjoining properties including No. 2 Sutton Road.

(Policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 7, NPPF)

- 4 No building shall be occupied until the junctions of the proposed vehicular access points with the highway has been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

(Section 4 of the NPPF)

- 5 Visibility splay shall be provided at the junction of the access with the public highway before the development with details plans to be submitted to and approved by the Local Planning Authority. The minimum dimensions to provide the required splay line shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 120m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain 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 which is likely to use it.
(Section 4, NPPF).

- 6 The development shall not be brought into use until an independent turning area for service/emergency vehicles 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).

- 7 No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:

- The parking of vehicles
- Loading and unloading of plant and materials used in the development
- Storage of plant and materials used in the development
- The erection and maintenance of security hoarding / scaffolding affecting the highway if required.
- Wheel washing facilities
- Measures on site to control the deposition of dirt / mud on surrounding roads during the development.
- Footpath/footway/cycleway or road closures needed during the development period
- Traffic management needed during the development period.
- Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.

(Section 4, NPPF).

- 8 No building shall be occupied until the scheme for car parking (with access thereto) has been provided in accordance with the approved plans shown on plan No. A 45722 3B. The spaces shall thereafter be kept available for parking at all times.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.
(Section 4, NPPF).

- 9 Details of a refuse collection point located at the site frontage and outside of the public highway and any visibility splays shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The scheme shall be fully implemented prior to occupation of any dwelling and shall be retained thereafter.

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

- 10 Prior to any occupation of the dwellings, a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces per unit, 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.
(Section 4, NPPF).

- 11 No development shall take place until an ecological enhancement scheme (EES) has been submitted to and approved in writing by the local planning authority. The EES shall include the following.
- a) Purpose and conservation objectives for the proposed works.
 - b) Review of site potential and constraints including GCN eDNA results.
 - c) Detailed design(s) and/or working method(s) to achieve stated objectives.
 - d) Extent and location/area of proposed works on appropriate scale plans.
 - e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
 - f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - g) Persons responsible for implementing the works.
 - h) Details of initial aftercare and long-term maintenance.
- The EES shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To protect species and biodiversity on the site.
(Section 11, NPPF).

- 12 All existing onsite buildings and other structures associated with the agricultural unit which are not proposed for conversion as part of this application shall be demolished and all resultant detritus completely removed from the site prior to the commencement of any building works.

Reason: In the interests of the visual amenities of the area.
(Section 7, NPPF)

- 13 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 first floor rear elevation of proposed plots 1-3, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents.
(Section 7, NPPF)

- 14 Notwithstanding the provisions of Part 1, Class A 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 extensions to the buildings hereby permitted 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.
(Section 7, NPPF)

- 15 **No demolition or 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 archaeological scheme.”**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development. 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 *National Planning Policy Framework* that requires developers to record and advance of understanding of the significance of any heritage assets affected by development before they are lost (wholly or in part).

- 16 Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the development in the interests of the visual amenity of the area.

(Section 7, NPPF)

- 17 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 45722-1 Location Plan, 45722-4 Buildings Plan, A 45722 1D, A 45722 3B, A 45722 4, A 45722 5, A 45722 6, A 45722 7, A 45722 8B, A 45722 9, Vis Splay Layout Overlay.

Reason: To identify the approved plans 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 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.
 - 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 Highways Help Desk tel: 0300 300 8049.
 - 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".

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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