

Item No. 7

APPLICATION NUMBER	CB/18/00432/OUT
LOCATION	Land off St Andrews Way, Langford
PROPOSAL	Outline Application for residential development of up to 32 new homes (all matters reserved except access)
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Stuart Robinson
DATE REGISTERED	02 February 2018
EXPIRY DATE	04 May 2018
APPLICANT	Warden Developments Limited
AGENT	Phillips Planning Services Limited
REASON FOR COMMITTEE TO DETERMINE	Major application - Departure to Development Plan
RECOMMENDED DECISION	Outline Application - Recommended Approval, subject to a S106 Agreement

Recommendation:

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 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 approval of the details of the appearance, landscaping, layout and scale of the development within that area (herein called “the reserved matters”) has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 3 **Prior to the commencement of the development, hereby approved, details of how the development will achieve a reduction in carbon**

emissions of at least 10% more than required by current Building Regulations through the use of on-site or near-site renewable or low carbon technology energy generation shall be submitted to the Local Planning Authority, for approval in writing. The development shall be carried out as approved.

Reason: Required prior to commencement to ensure the development is energy sufficient and sustainable in accordance with Policies CS13, DM1 and MD2 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF.

- 4 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved foul water strategy and retained thereafter.

Reason: To prevent environmental and amenity problems arising from flooding, in accordance with Policies CS13, CS14, DM2 and DM3 of the adopted Local Plan, Policies CC3 and HQ1 of the emerging Local Plan and the NPPF. This information is required prior to commencement, as any works may adversely impact or limit the ability of an acceptable foul water strategy to be implemented.

- 5 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 archaeological 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 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).

- 6 Prior to the commencement of development, an Ecological Enhancement Strategy (EES) shall be submitted to the Local Planning Authority for approval in writing. The EES shall contain the following:

- Review of the site potential and constraints as informed by species survey;
- Purpose and conservation objectives for the proposed works;
- Detailed working methods to achieve stated objectives including locations of integrated bird and bat boxes to be erected in accordance with RSPB and BCT guidelines on appropriate scale maps and plans;
- Details of lighting considerations to prevent disturbance to bats;
- Type and source of materials to be used where appropriate , e.g.

- native species of local provenance;
- Timetable for implementation demonstrating that works are aligned with proposed phasing of development;
- Persons responsible for implementing the works;
- 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 secure a net gain in terms of biodiversity, in accordance with DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan and the NPPF. These details are required prior to the commencement of development, as any construction may limit the ability of the development to provide net gains in terms of biodiversity.

7 Prior to the commencement of the development, hereby permitted, a detailed surface water drainage design shall be submitted to the Local Planning Authority, for approval in writing. The design shall prioritize above ground storage and conveyance using SUDS and shall be fully implemented as approved and subsequently maintained in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the Local Planning Authority. The scheme to be submitted for approval shall include:

1. Plans and calculations showing sufficient disposal, storage and conveyance of surface water (up to and including for the 1in100 year event + a 40% allowance for climate change).
2. Results of site-specific infiltration testing to support the detailed design of infiltration devices (carried out in accordance with BRE 365).
3. Details of the full design of the drainage scheme in its entirety and use of SUDS, including the treatment of surface water to manage pollution.
4. Overview of proposed construction of the system and any phasing of works.
5. Confirmation of the management and maintenance arrangements for the surface water drainage system in its entirety, including any split in public and private responsibilities.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and prevent the increased risk of flooding both on and off site for the lifetime of the development in accordance with para 103 NPPF and the Non-statutory technical standards for sustainable drainage systems (DEFRA, 2015); and to ensure that the implementation and long term operation of a sustainable drainage system is in line with what has been approved, in accordance with Written statement - HCWS161. These details are required prior to the commencement of development, as any construction may limit the ability of the development to provide adequate SuDS arrangements.

8 Prior to the commencement of development, details of the junction of

the proposed vehicular access with the highway shall be submitted to the Local Planning Authority, for approval in writing. The details shall include 2 metre wide footways on both side of the proposed new carriageway and no building shall be occupied until the road connection with St Andrews Way 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, in accordance with Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF. These details are required prior to commencement, as the access arrangement may impact elements of the wider development.

- 9 Visibility splays shall be provided at all internal road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 25m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety, in accordance with Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF.

- 10 The development shall be served by means of roads and footpaths which shall be laid out and drained in accordance with the Central Bedfordshire Design Guide September 2014 or other such documents that replace them, and no building shall be occupied until the roads and footpaths which provide access to it from the existing highway have been laid out and constructed in accordance with the above-mentioned Guidance.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road, in accordance with Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF.

- 11 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate an independent vehicular turning head areas for an 11.5m refuse collection vehicle. Car and cycle parking shall also be provided in accordance with the relevant parking standards at the time of the submitted reserved matters.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway and parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport, in accordance with Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan, the adopted Design Guide and the NPPF.

- 12 This consent relates only to the details shown on the submitted plans,

numbers 18-01 and 15-01.

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. 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.