

Item No. 8

APPLICATION NUMBER	CB/18/00464/FULL
LOCATION	The White Hart Hotel, Northbridge Street, Shefford, SG17 5DH
PROPOSAL	The development of 3 x detached new dwelling houses
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Liddiard & Brown
CASE OFFICER	Stuart Robinson
DATE REGISTERED	13 February 2018
EXPIRY DATE	10 April 2018
APPLICANT	REL Group Ltd
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Brown if the application was recommended to be approved for the following reasons:
	- The land is within the flood plain
	- The development is cramped and within close proximity to the Conservation Area
	- The land is used for community events
	- Access and deliveries to the public house will be restricted
RECOMMENDED DECISION	Full Application - Recommended for Approval

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 works above ground level, notwithstanding the details submitted with the application, shall be undertaken until details of the materials to be used for the external walls and roofs of the development, hereby approved, shall be submitted to the Local Planning Authority for approval in writing. 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, in accordance with Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan and the

NPPF.

- 3 **Prior to the commencement of development, a method statement for activities relating to construction shall be submitted to the Local Planning Authority for approval in writing. The content of the method statement shall include the:**

- a) purpose and objectives for the proposed works in accordance with recommendations from the May 2018 Preliminary Ecological Appraisal**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives.**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**
- f) initial aftercare and long-term maintenance (where relevant);**
- g) disposal of any wastes arising from works.**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: In order to deliver net gains in biodiversity, in accordance with Policies CS14 and DM3 of the adopted Local Plan, Policy HQ1 of the emerging Local Plan and the NPPF. These details are required prior to commencement, as the works may be limited and impaired by the constructed process.

- 4 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 Plot 1 shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To maintain adequate amenity space, 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.

- 5 Notwithstanding the details shown, the footway within the site shall measure no less than 1.8m wide

Reason: For the avoidance of doubt and to provide a footway of adequate width for pedestrian traffic, 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.

- 6 No building shall be occupied until the junction of the proposed vehicular access with the highway has been constructed in accordance with the approved details and the public highway boundary demarcated.

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.

- 7 Before any of the dwelling accesses are first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them, 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.

- 8 The proposed vehicular access shall be surfaced in bituminous or other similar durable material (not loose aggregate) as may be approved in writing by the Local Planning Authority for a distance of 8.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway 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.

- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users, 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 Prior to occupation of the proposed development, hereby approved, the development shall be carried out and completed in all respects in accordance with the access siting and layout, parking provision on the approved drawing no. 17/168/100 Revision P3 and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority. The cycle parking scheme shall thereafter be retained for this purpose.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times, 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 Prior to the occupation of the development, hereby approved, 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 the Local Planning Authority for approval in writing. 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, 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 **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 the Local Planning Authority for approval in writing. 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 (NPPF)* 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).

- 13 **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 (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, in accordance with Policy DM3 and CS14 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 they landscaping may influence the location of other elements of the development, such as bin storage and collection.

- 14 The development, hereby permitted, shall be constructed in accordance with the mitigation measures proposed in the Flood Risk Assessment (FRA), Ref FCL/260/01, prepared by Floodline Consulting Ltd, dated January 2018.

Reason: To ensure that the development does not increase the risk of flooding to neighbouring residents and so that the development does not present a flood risk to future occupants, 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.

- 15 The first floor windows in the side elevation of the proposed dwellings, 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, unless the parts of the windows which can be opened are more than 1.7m above the floor of the rooms in which the windows is installed. No further windows or other openings shall be formed in the side elevation.

Reason: To safeguard the privacy of occupiers of adjoining properties, 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.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17.168/101 Rev.P3, 17.168/104 Rev.P2 and 17.168/100 Rev.P3.

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 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 follow this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx> or contact Central Bedfordshire Council Tel: 0300 300 8301 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.
3. The applicant is advised that no private surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system.
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 Highway Engineer, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire. SG17 5TQ.

5. 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 follow this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx> or contact Central Bedfordshire Council Tel: 0300 300 8301. 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 demolition/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.