

## Item No. 9

<b>APPLICATION NUMBER</b>	<b>CB/18/00643/OUT</b>
<b>LOCATION</b>	<b>Land East of 7 Biggleswade Road, Dunton, Biggleswade, SG18 8RL</b>
<b>PROPOSAL</b>	<b>Outline: Erection of two detached two-storey dwellings. All matters reserved except for means of access.</b>
<b>PARISH</b>	<b>Dunton</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Gurney &amp; Zerny</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>22 February 2018</b>
<b>EXPIRY DATE</b>	<b>19 April 2018</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council</b>
<b>AGENT</b>	<b>Brown&amp;Co Barfords</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Central Bedfordshire is the applicant and a third party objection has been received</b>
	<b>Outline Application - Recommended for Approval</b>

### Recommendation

That Outline Planning Permission be **GRANTED** subject to the following Conditions:

### RECOMMENDED CONDITIONS

- 1 **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.**

- 2 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.

- 3 The landscaping scheme approved under Condition 1 as a reserved matter 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 the implementation of an acceptable standard of landscaping, in the interests of the visual amenities of the locality, in accordance with Policy DM3 and DM14 of the Core Strategy and Development Management Policies (2009).

- 4 **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)

- 5 **No equipment, machinery or materials shall be brought on to the site for the purposes of development until details of substantial protective fencing for the protection of any retained tree(s), has been submitted to and approved in writing by the Local Planning Authority and the fencing has been erected in the positions shown on the approved details. The approved fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.**

Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2012 or as may be subsequently amended.  
(Sections 7 & 11, NPPF)

- 6 Planning permission is being granted in recognition that no underground services are scheduled to be routed through the Root Protection Areas of the retained trees and/or hedgerows (as identified by the Tree Survey Plan). If any services are subsequently required to be routed through the designated area protected under the Tree Protection Plan, then this work shall be carried out in full accordance with the National Joint Utilities Group (NJUG) Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees".

Reason: To safeguard existing trees and hedgerows.  
(Sections 7 & 11, NPPF)

- 7 **No development shall commence until details of the junction of the modified/widened vehicular access with the highway have been submitted to and approved in writing by the Local Planning Authority.**

**The proposed dwelling shall not be occupied until the modified access 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.**

- 8 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate a scheme for the provision of off-street parking in accordance with the Council's published standards.

Reason: To enable vehicles to draw off and park clear of the highway, thus minimising danger, obstruction, and inconvenience to users of the highway and of the premises.

- 9 This consent relates only to the details shown on the submitted plans, numbers C813P Location Plan, 17060/1007 Access Plan, C813P Tree Survey.

Reason: To identify the approved plans and to avoid doubt.

#### **INFORMATIVE NOTES TO APPLICANT**

1. 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.
2. 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.
3. The applicants attention is drawn to concern about the indicative layout, which is considered somewhat cramped, having particular regard to the distance to the boundary with Beechcroft. Furthermore, the indicative plans also appear tight in respect of the parking/turning layout. Such matters should therefore be taken into account with the submission of any detailed application.

#### **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.