

## Item No. 11

<b>APPLICATION NUMBER</b>	<b>CB/17/05974/RM</b>
<b>LOCATION</b>	<b>Land at East Lodge Off Elliot Way Fairfield SG5 4AA</b>
<b>PROPOSAL</b>	<b>Reserved matters approval is sought for access, appearance, landscaping, layout and scale pertinent to Outline approval reference CB/16/03885/OUT.</b>
<b>PARISH</b>	<b>Fairfield</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dixon, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Alex Harrison</b>
<b>DATE REGISTERED</b>	<b>22 December 2017</b>
<b>EXPIRY DATE</b>	<b>23 March 2018</b>
<b>APPLICANT</b>	<b>P.J. Livesey Living Space (5) Limited</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Parish Council Objection - Major application.</b>
<b>RECOMMENDED DECISION</b>	<b>Reserved Matters - Recommended for Approval</b>

### Recommendation:

That Reserved Matters consent be **APPROVED** subject to the following conditions:

- 1 No works relating to the construction of buildings above ground level shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the entrance wall/piers; external walls; roofs; architraves; soffits; stone features and architectural detailing of the development hereby approved 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 safeguarding the setting of statutorily listed buildings, safeguarding the visual amenities of the locality and to enhance local distinctiveness, in accordance with Policies CS15, DM3 and DM13 of the Core Strategy and Development Management Policies 2009; Policy 1 of the Fairfield Neighbourhood Plan; and Policies HE3 and HQ1 of the Emerging Central Bedfordshire Local Plan (April 2018).

- 2 Notwithstanding the approved plans, all new rainwater goods shall be black in colour and shall be retained thereafter.

Reason: To safeguard the setting of statutorily listed buildings and to enhance local distinctiveness, in accordance with Policies CS15, DM3 and DM13 of the Core Strategy and Development Management Policies 2009; Policy 1 of the Fairfield Neighbourhood Plan; and Policies HE3 and HQ1 of

the Emerging Central Bedfordshire Local Plan (April 2018).

- 3 No building shall be first occupied until the junction of the proposed vehicular access within 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.

- 4 No building shall be first occupied until the proposed vehicular access has been 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 5m into the site, measured from the highway boundary. 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.

- 5 No dwelling hereby permitted shall be first occupied or brought into use until the parking scheme shown on the approved drawing: 106-00-1112-E has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009), the Central Bedfordshire Design Guide and Policy T3 of the Emerging Central Bedfordshire Local Plan.

- 6 No dwelling hereby approved shall be first occupied until a scheme for the parking of cycles on the site has been submitted to and approved in writing by the Local Planning Authority. Each single dwelling hereby approved shall not be first occupied until the cycle parking to serving the occupiers of that dwelling, as outlined on the approved scheme, has been provided/ completed. The cycle parking shall thereafter be retained for this purpose.

Reason: To ensure the provision of cycle 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 Policy DM3 of the Core Strategy and Development Management Policies (2009), the Central Bedfordshire Design Guide and Policy T3 of the Emerging Central Bedfordshire Local Plan.

- 7 This approval relates only to the details shown on the submitted plans, numbers: 106-01-1001; 106-01-1002-A; 106-02-1001-A; 106-02-1002-B; 106-02-1003-B; 106-03-1001-D; 106-03-1002-B; 106-04-1001-A; 106-00-1114-C; 106-00-1112-E; CBO-0500-002; 106-00-1102-E; 106-00-1111-E; 106-00-1103-E; 6456.PP.1.1 Rev E; 6456.PP.1.0 Rev D; and 106-00-1001-A.

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.

### **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.