

Item No. 6

APPLICATION NUMBER	CB/18/00192/OUT
LOCATION	Clifton Farm, Church Street, Clifton, Shefford, SG17 5EX
PROPOSAL	Outline Planning Application - Residential development of The Paddocks, Clifton Farm Barns Road, Clifton SG17 5EX with the erection of 7 detached houses and 7 semi-detached/terraced assisted houses.
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Martin Plummer
DATE REGISTERED	19 January 2018
EXPIRY DATE	20 April 2018
APPLICANT	The Hale Trust
AGENT	BraesHall Ltd
REASON FOR COMMITTEE TO DETERMINE	Major - departure to the Development Plan
RECOMMENDED DECISION	Outline Application - Recommended for Approval

Recommendation:

That Planning Permission be **APPROVED** subject to the applicant entering into a legal agreement to secure financial contributions and affordable housing and, subject to the following planning conditions:-

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 access, layout, appearance, landscaping and scale of the development (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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Existing Site Plan 1A, Location Plan 1A, Proposed Site Plan 2A, 001 A, 002 B, 003 B, 004 B, 005 B, 006 B, 007 B.

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

- 4 The number of dwellings approved on the site shall be restricted to 14 as shown on the approved drawings and application form.

Reason: To ensure that adequate provision of housing is provided which is justified in viability terms having regard to the conflict with policy DM4 of the CSDMP 2009.

- 5 Prior to any above ground works, an ecological design strategy addressing compensation and enhancement shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:-

- a) Review of the site potential and constraints.
- b) Purpose and conservation objectives for the proposed works.
- c) 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.
- d) Details of lighting considerations to prevent disturbance to bats.
- 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 proposed phasing of development.
- g) Persons responsible for implementing the works
- h) Details of initial aftercare and long-term maintenance.
- i) Details for disposal of any wastes arising from works

The EDS shall be implemented in accordance with the approved details.

Reason: To ensure the proposal delivers satisfactory ecological gains in accordance with the National Planning Policy Framework.

- 6 Prior to the commencement of any development hereby permitted a detailed surface water drainage design shall be submitted to and approved in writing by, the Local Planning Authority. Where surface water drainage is provided in shared spaces on the site, the maintenance of this shall be secured by any means necessary and demonstrated to the LPA for approval. The final approved design shall be fully implemented 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 shall include:

- 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).
- Results of site-specific infiltration testing to support the design of infiltration devices (carried out in accordance with BRE 365), or

calculations to demonstrate greenfield rate/volume will not be exceeded where discharging off site and evidence that the downstream network shall have sufficient capacity, condition and outfall to accept the development's run off.

- Details of the full design of the drainage scheme in its entirety and use of SUDS, including flow controls and water quality management.
- Overview of proposed construction of the system and any phasing of works.
- 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.

This planning condition is required to be pre-commencement in order to ensure adequate drainage design is approved and able to be implemented at the time of initial construction works relating to the development and in the interests of flood risk.

- 7 Prior to the commencement of development details of width and junction radii improvements of the existing junction/access road (Church Street/Clifton Farm Barns) shall be submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until that junction/access road has been constructed in accordance with the approved details.

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

This condition is pre-commencement to ensure adequate access arrangements into the site are provided for construction works in the interests of highway safety and access.

- 8 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 17m 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.

- 9 Within the submission of any reserved matters planning application, car and cycle parking and any roads or footpaths shall be laid out and drained in

accordance with the Central Bedfordshire Design Guide September 2014 or other such documents that replaces it. In addition, within the submission of any reserved matters application, plans shall be provided to show an independent vehicular turning head for an 11.5 metre refuse collection vehicle.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road and to ensure a satisfactory standard of development in accordance with the Central Bedfordshire Design Guide September 2014.

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.