

Item No. 7

APPLICATION NUMBER	CB/17/04833/FULL
LOCATION	Land between 8A and 28 and rear of 28 to 38, New Road, Clifton
PROPOSAL	Erection of up to 25 dwellings with allocated parking and associated works.
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Martin Plummer
DATE REGISTERED	30 October 2017
EXPIRY DATE	29 January 2018
APPLICANT	High Street Homes
AGENT	David Coles architects ltd
REASON FOR COMMITTEE TO DETERMINE	Major application - departure to Development Plan
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be granted subject to the completion of a S106 agreement and 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15151 (B) 004 Rev A.

Reason: To identify the approved plan/s and to avoid doubt.

- 3 No above ground building work shall take place until details of the existing and final ground, ridge 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. Thereafter the site shall be developed in accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas in accordance with

policy DM3 of the Core Strategy and Development Management Policies (2009).

- 4 No above ground building work shall commence until details of hard and soft landscaping (including details of retained and enhanced planting schemes at the northern, southern and western boundaries, boundary treatments and public amenity open space) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 5 No above ground building works shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 5 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 5.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 6 The development hereby approved shall be carried out in accordance with the Flood Risk Assessment (Revision B: February 2018 R-FRA-U8630PM-01-B) and Maintenance Plan (Revision 0: March 2018 R-MP-U8630PM-01-0).

Reason: To ensure adequate provision of drainage in the interests of flood risk.

- 7 No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:
- (A) The parking of vehicles
 - (B) Loading and unloading of plant and materials used in the development
 - (C) Storage of plant and materials used in the development
 - (D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.
 - (E) Wheel washing facilities
 - (F) Measures on site to control the deposition of dirt / mud on surrounding roads during the development.
 - (G) Footpath/footway/cycleway or road closures needed during the development period
 - (H) Traffic management needed during the development period.
 - (I) Times, routes and means of access and egress for construction traffic and

delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety. The condition is pre-commencement given the need to understand construction management of the site before development commences.

- 8 Prior to commencement of any above ground building works details of the type and location of bat and bird boxes to be located at the site shall be submitted to and approved in writing by the Local Planning Authority. the details shall the carried out as approved before any dwelling at the site is occupied.

Reason: To ensure that the impact of the development on the ecological value of the site is reduced.

- 9 Prior to commencement of any above ground building works details of the materials to be used for the external walls and roofs of the development hereby approved shall be 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 the visual amenities of the locality.
(Section 7, NPPF)

- 10 Prior to the commencement of any above ground building works details of the materials and specification for the shared hard surface access and other hard surfaces to private dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality and highway/pedestrian access through and around the site.
(Section 7, NPPF)

INFORMATIVE NOTES TO APPLICANT

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.