

Item No. 10

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| APPLICATION NUMBER | CB/17/05567/FULL |
| LOCATION | Manor Farm, High Street, Eyeworth, Sandy, SG19 2HJ |
| PROPOSAL | Conversion of existing farm yard barns to create 4 dwellings, with associated landscaping. |
| PARISH | Eyeworth |
| WARD | Potton |
| WARD COUNCILLORS | Cllrs Mrs Gurney & Zerny |
| CASE OFFICER | Thomas Mead |
| DATE REGISTERED | 15 December 2017 |
| EXPIRY DATE | 09 February 2018 |
| APPLICANT | Mr M Lee & Mr Roger Lee |
| AGENT | Robinson and Hall LLP |
| REASON FOR COMMITTEE TO DETERMINE | Call in by Cllr Adam Zerny on the following grounds: Contrary to Policy Loss of Amenity Overbearing Impact on Landscape |
| RECOMMENDED DECISION | Full Application - Recommended for Approval |

Recommendation:

That Planning Permission be **APPROVED**, subject to further neighbour comments as a result of the reconsultation.

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 **A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied and be thereafter retained. The boundary treatment should include specific details of treatment between the site (plots 2 and 3) and the neighbouring dwelling No. 2 Sutton Road.**

**Reason: To safeguard the appearance of the completed development and the visual amenities of the locality, and to safeguard the amenity and living conditions of occupiers of No. 2 Sutton Road.
(Policy DM3 of the Core Strategy and Development Management**

Policies (2009) and Section 7, NPPF)

- 3 No building shall be occupied until the junctions of the proposed vehicular access points with 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.
(Section 4 of the NPPF)

- 4 Visibility splay shall be provided at the junction of the access with the public highway before the development with details plans to be submitted to and approved by the Local Planning Authority. The minimum dimensions to provide the required splay line shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 120m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it.
(Section 4, NPPF).

- 5 The development shall not be brought into use until an independent turning area for service/emergency vehicles has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway.
(Section 4, NPPF).

- 6 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:

- The parking of vehicles
- Loading and unloading of plant and materials used in the development
- Storage of plant and materials used in the development
- The erection and maintenance of security hoarding / scaffolding affecting the highway if required.
- Wheel washing facilities
- Measures on site to control the deposition of dirt / mud on surrounding roads during the development.
- Footpath/footway/cycleway or road closures needed during the development period
- Traffic management needed during the development period.

- 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.
(Section 4, NPPF).

- 7 No building shall be occupied until the scheme for car parking (with access thereto) has been provided in accordance with the approved plans shown on plan No. A 45722 3B. The spaces shall thereafter be kept available for parking at all times.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.
(Section 4, NPPF).

- 8 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 and approved by the Local Planning Authority prior to the occupation of any dwelling. 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.
(Section 4, NPPF)

- 9 Prior to any occupation of the dwellings, a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces per unit, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.
(Section 4, NPPF).

- 10 No development shall take place until an ecological enhancement scheme (EES) has been submitted to and approved in writing by the local planning authority. The EES shall include the following.
- a) Purpose and conservation objectives for the proposed works.
 - b) Review of site potential and constraints including GCN eDNA results.
 - c) Detailed design(s) and/or working method(s) to achieve stated objectives.
 - d) Extent and location/area of proposed works on appropriate scale plans.
 - 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 the proposed phasing of development.

g) Persons responsible for implementing the works.

h) Details of initial aftercare and long-term maintenance.

The EES shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To protect species and biodiversity on the site.
(Section 11, NPPF).

- 11 All existing onsite buildings and other structures associated with the agricultural unit within the red line boundary which are not proposed for conversion as part of this application shall be demolished and all resultant detritus completely removed from the site prior to the commencement of any building works.

Reason: In the interests of the visual amenities of the area.
(Section 7, NPPF)

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the first floor rear elevation of proposed plots 1-3, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents.
(Section 7, NPPF)

- 13 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 the buildings hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the building/s in the interests of the amenities of the area.
(Section 7, NPPF)

- 14 **No demolition or development shall take place until a written scheme of archaeological investigation; that includes provision for post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme."**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development. 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* 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).

- 15 Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the development in the interests of the visual amenity of the area.

(Section 7, NPPF)

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 45722-1 Location Plan, 45722-4 Buildings Plan, A 45722 1D, A 45722 3B, A 45722 4, A 45722 5, A 45722 6, A 45722 7, A 45722 8B, A 45722 9, Vis Splay Layout Overlay.

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. 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.
3.
 - 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 contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 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.

- 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 Highways Help Desk tel: 0300 300 8049.
- The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

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.