

## **Item No. 8**

<b>APPLICATION NUMBER</b>	<b>CB/18/01628/OUT</b>
<b>LOCATION</b>	<b>Land off Hitchin Lane, Clifton</b>
<b>PROPOSAL</b>	<b>Outline Application for Planning Permission for 22 dwellings and all ancillary works, all matters reserved.</b>
<b>PARISH</b>	<b>Clifton</b>
<b>WARD</b>	<b>Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dalgarno, Shelvey &amp; Wenham</b>
<b>CASE OFFICER</b>	<b>Benjamin Tracy</b>
<b>DATE REGISTERED</b>	<b>17 April 2018</b>
<b>EXPIRY DATE</b>	<b>17 July 2018</b>
<b>APPLICANT</b>	<b>J.C.Gill Developments Ltd</b>
<b>AGENT</b>	<b>James A. Keaney Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Richard Wenham Call-in for the following reasons:</b> <ul style="list-style-type: none"><li><b>• Contrary to Policy - DM3, DM4, Settlement Coalescence, open countryside. Emerging Local Plan.</b></li><li><b>• Highway Safety Grounds - Hitchin Lane is already subject to newly granted permissions and is a narrow access to take further traffic</b></li><li><b>• Impact on Landscape - Extends outside settlement envelope into open countryside.</b></li></ul>
	<b>Parish Council Objection to Major Development.</b>
	<b>Major Development Departure.</b>
<b>RECOMMENDED DECISION</b>	<b>Recommended for Approval</b>

### **CONDITIONS**

- 1 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as 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 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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 development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.

- 4 The number of dwellings approved shall not exceed 22.

Reason: To appropriately manage the scale of the development at the site, in accordance with Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies 2009.

- 5 Any subsequent reserved matters application for the approval of landscaping shall include details of hard and soft landscaping (including any replacement tree and hedgerow planting), together with a timetable for its implementation and maintenance for a period of 5 years following implementation. Any subsequent reserved matters application submitted under Condition 2 of this permission shall include details measures for the protection of retained trees/hedgerows within or neighbouring the site during the course of development. The approved measures shall be implemented in accordance with a timetable to be included as part of the landscaping scheme. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure the development would acceptably mitigate landscape visual impacts, provide a net gain for biodiversity, safeguard retained trees/hedgerows during construction, and ensure the development would provide a high quality landscaping scheme in the interest of the visual amenities of the locality, in accordance with Policies CS16, DM14, DM15 and DM3 of the Core Strategy and Development Management Policies (2009) and the NPPF.

- 6 Any application for the approval of reserved matters except any application that relates solely to access shall include details of the existing and final ground, ridge and slab levels of the buildings. The details shall include sections through both the site and the adjoining properties and the proposal 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) and the NPPF.

- 7 **No development shall commence until a detailed surface water drainage scheme, to manage surface water run off from the development for up to and including the 1 in 100 year event (+40%CC), has been submitted to and approved in writing by the Local Planning Authority. Discharge of surface water off site must not exceed the greenfield rate or volume for the 1 in 1 year event, or an appropriate rate as agreed by the Bedford Group of Internal Drainage Boards. The**

**approved scheme shall be implemented in full accordance with the approved details.**

**Reason: Details are required prior to the commencement of development, to ensure the approved system would function to a satisfactory minimum standard of operation and prevent the increased risk of flooding both on and off site, in accordance with para 163 and 165 of the NPPF and its supporting technical guidance.**

- 8 No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

- 9 The first reserved matters application submitted to the Local Planning Authority and any subsequent reserved matters application for the approval of details including access to the site shall include details of the junction(s) between the proposed development and the highway and shall include a 2m wide footway provision on both sides of Hitchin Lane to meet with existing pedestrian facilities. No dwelling hereby approved shall be first occupied until the junction(s) and pedestrian links approved under the reserved matters have been constructed in accordance with the approved details.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road, in accordance with Policy DM3 and CS4 of the Core Strategy and Development Management Policies and the NPPF.

- 10 The first reserved matters application submitted to the Local Planning Authority and any subsequent reserved matters application for the approval of details including access to the site shall include details of Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m 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(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

- 11 Any subsequent reserved matters application submitted under condition 2 shall include visibility splays 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 25m measured from the centre line of the side road along the channel of the through road. The vision splays 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.

- 12 The development shall be served by means of roads and footpaths which shall be laid out and drained in accordance with the Central Bedfordshire Design Guide September 2014 or other such documents that replace them, and no building shall be occupied until the roads and footpaths which provide access to it from the existing highway have been laid out and constructed in accordance with the above-mentioned Guidance.

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

- 13 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall include car and cycle parking in accordance with Central Bedfordshire Design Guide September 2014 or other such documents that replace them has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and made available for use before the development is occupied and the car and cycle parking areas shall not thereafter be used for any other purpose.

Reason: To ensure a satisfactory standard of development in accordance with the Central Bedfordshire Design Guide September 2014.

- 14 As part of any reserved matters details of electrical wiring to accommodate facilities for charging plug-in and other ultra-low emission vehicles for dwellings shall be submitted for the approval by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles, in accordance with Policy T5 of the Emerging Local Plan and Paragraph 105 of the NPPF.

- 15 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate an independent vehicular turning head areas for an 11.5m refuse collection vehicle.

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

- 16 Prior to the first occupation of the buildings hereby approved, a scheme for external lighting shall be submitted to and approved in writing by the local planning authority. Subsequently, the development shall be carried out and retained in accordance with approved details.

Reason: To ensure a satisfactory appearance to the development and in the interest of biodiversity in accordance with Policies CS14, CS18, DM3 and DM14 of the Core Strategy and Development Management Policies 2009.

- 17 **No development shall take place until an ecological enhancement strategy (EES) for the creation of new wildlife features such as hibernacula, the erection of bird/bat and bee boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall be informed by an up to date Ecological Appraisal of the site and include the:**
- a) purpose and objectives for the proposed works;
  - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
  - c) extent and location of proposed works shown on appropriate scale maps and plans;
  - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
  - e) persons responsible for implementing the works;

**The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter**

**Reason: Details required prior to the commencement of development to ensure development is ecologically sensitive and secures biodiversity enhancements that are intergrated into the development in accordance with the National Planning Policy Framework.**

- 18 **No development shall commence until a Phase 1 Contamination Desk Study report prepared by a suitably qualified person adhering to BS 10175 and CLR11 documenting the ground and material conditions of the site with regard to potential contamination, has been submitted to and approved in writing by the Local Planning Authority.**

**Reason: Details are required prior to the commencement of development to protect human health and the environment in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).**

- 19 **Where shown to be necessary by the Phase 1 Contamination Desk Study approved by the Local Planning Authority under Condition 18 of this planning permission, no dwelling hereby approved shall be first occupied until a Phase 2 Site Investigation adhering to BS 10175 and CLR 11 and where shown to be necessary a detailed Phase 3 Remediation Scheme (RS), with measures to be taken to mitigate any risks to human health, groundwater and the wider environment, along with a Phase 4 validation report to confirm the effectiveness of the RS, have been submitted to and approved in writing by the Local Planning Authority.**

**Any such remediation/validation should include responses to any unexpected contamination discovered during works.**

All Investigations, Schemes and Reports shall be carried out prepared by a suitably qualified person.

Reason: To protect human health and the environment in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

- 20 The first reserved matters application for the site shall include an Open Space Scheme showing all areas of open space to be provided within the site including public amenity open space and an equipped children's play area. The scheme shall also include details of the location, layout, size, time of provision, proposed planting, location and specification of boundary structures, play equipment and materials.

Reason: To ensure the provision of open space including amenity open space and an equipped children's play area, would serve the needs of the development, in accordance with Policy DM17 of the Core Strategy and Development Management Policies (2009).

- 21 No dwelling hereby approved shall be first occupied until a Lighting Strategy has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved lighting strategy shall be fully implemented prior to the occupation of the 22nd dwelling.

Reason: To ensure an appropriate lighting scheme to design out crime and to limit light pollution and landscape and biodiversity impacts of lighting.

- 22 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 1708.PL.01A.

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.