

## Item No. 7

<b>APPLICATION NUMBER</b>	<b>CB/18/02484/FULL</b>
<b>LOCATION</b>	<b>Land off Greenfield Road, Flitton, Bedford, MK45 5DR</b>
<b>PROPOSAL</b>	<b>Residential development of 24 dwellings with associated open space, landscaping and access off Greenfield Road</b>
<b>PARISH</b>	<b>Flitton/Greenfield</b>
<b>WARD</b>	<b>Westoning, Flitton &amp; Greenfield</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Jamieson</b>
<b>CASE OFFICER</b>	<b>Judy Martin</b>
<b>DATE REGISTERED</b>	<b>27 June 2018</b>
<b>EXPIRY DATE</b>	<b>26 September 2018</b>
<b>APPLICANT</b>	<b>GPS Estates Ltd</b>
<b>AGENT</b>	<b>Woods Hardwick Planning</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Call-in by Ward Member and it is a major application and the Parish Council have raised an objection.</b>
<b>RECOMMENDED DECISION</b>	<b>Recommend Approval</b>

### **Recommendation:**

That Planning Permission be **APPROVED** subject to the signing of a S106 agreement and the planning conditions outlined below:

### **RECOMMENDED CONDITIONS / REASONS**

- 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 surface water drainage should be carried out in accordance with the Flood Risk Assessment and Drainage Strategy Rev A (September 2018)

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 of the NPPF.
- 3 Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To protect human health and the environment.

- 4 The development shall be carried out in accordance with the Construction Method Statement (ref. GPSLH/GFF) and shall be adhered to throughout the construction period for the development.

Reason: For the avoidance of doubt

- 5 All works to or affecting trees and hedgerows on or adjoining the site shall be carried out in accordance with the Landscape Proposals Drawing RevB (dated 5/11/18) and any measures thereby included shall be fully implemented until the development is completed.

Reason: To safeguard the existing trees and hedgerows on the site in the interests of visual amenity.

- 6 Notwithstanding the details submitted as part of the application, details of the proposed boundary treatment including the position, design and materials shall be submitted and approved in writing by the local planning authority. The boundary treatment shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity

- 7 Notwithstanding the provisions of Part 1, Class B or C 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 roof extensions to House Type H (bungalow) 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 buildings in the interests of the amenities of the area and the housing mix across the development.  
(Section 13, NPPF)

- 8 The ecological enhancement measures shall be implemented in accordance with the Ecological Mitigation & Enhancement plan by Arbtech updated 19/10/18

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 9 The proposal shall be implemented in accordance with the principles set out in paragraph 5.4 of the Flitton Ecology Reptile Survey Report dated October 2015.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 10 No building shall be occupied until the junctions between the proposed estate roads and the highway have 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.

- 11 Visibility splays shall be provided at all private means of access from individual properties within the site onto the estate roads. This vision splay shall be provided on each side of the access drive and shall be 2.8m measured along the back edge of the new highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the dwelling occupier's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the new estate road and the new individual accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.

- 12 Before an access onto estate road is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.

- 13 Visibility splays shall be provided at all 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 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.

- 14 Visibility splays shall be provided at all private means of access from individual properties within the site onto the estate road. The minimum dimensions to provide the required splay lines shall be 2.0m measured along the centre line of the private means of access from its junction with the channel to the through road and 25m measured from the centre line of the access 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.

- 15 Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 16 The maximum gradient of all vehicular accesses onto the estate roads shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

- 17 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 18 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 19 The driveway length in front of the garages shall be at least 6.0m as measured from the garage doors to the highway boundary.

Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

- 20 If the proposed road is not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

- 21 Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the

highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all lorries leaving the site

Reason: To minimise the impact of construction vehicles and to improve the amenity of the local area.

- 22 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered as following:

Site Plans

18110/1001B (planning layout); 18110/1002B; 118110/1003B; 8110/1004B; 18110/1005B; 18110/1006A; 0162-7-850; 18138/flit/5/101A (roadworks, drainage & proposed finished floor levels (part of FRA Document)

Landscaping

3500.Flitton.WH.LSP.revB (Landscape Proposals dated 5/11/18);  
3500.Flitton.WH.LS.B (Landscape Specification & Maintenance);  
3500.Flitton.WH.TPP.revA (Tree protection plan); AI plan  
3500.Flitton.WH.AIP revA; AIA & Method Statement 3500.Flitton. WH.AIA RevA

Site Documents

Construction Method Statement (GPSLH/GFF)

Market Housing & Affordable Housing

18110/100; 18110/101; 18110/102; 18110/103; 18110/104; 18110/105;  
18110/106A; 18110/107A; 18110/110A; 18110/111A; 18110/112A;  
18110/113A; 18110/114; 18110/115; 18110/116A; 18110/117

Ancillary Building (Garages)

18110/118; 18110/119

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

- 23 Prior to occupation of the dwellings hereby approved, a scheme for the provision of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved scheme and thereafter retained for this purpose.

Reason: To enable charging of plug-in vehicles in safe, accessible and convenient locations (Section 9, NPPF)

- 24 Arboricultural Implications Assessment and Method Statement supplied by Andrew Belson, dated June 2018 ref 3500.Flitton.WH.AIA.REV A along with the included Tree Protection Plan Drawing 3500.Flitton.WH.TPP REV A will be available to all staff on site at all times. Steps and stages detailed will be followed in full throughout the entire development process.

Prior to **any** work taking place on site apart from initial treework detailed in the above supplied documents, all tree protection measures including tree protection fencing and one of the forms of ground protection indicated within the supplied documents above will be put in place and remain in place throughout the development process. Once these measures are in place and prior to works commencing photographic evidence will be supplied to both the Case Officer and the Tree Officer dealing with the application who will ensure that the measures in place are acceptable.

Reason: To ensure that trees and hedgelines identified for retention in the approved plans are suitably protected in full throughout the entire development process.

- 25 Any gates provided shall open away from the highway and be set back a distance of at least 5.0m from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable vehicles to draw off the highway before the gates are opened.

(Section 94, NPPF)

## **INFORMATIVE NOTES TO APPLICANT**

1. 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.
2. The FRA states - 3.15 From the EA's Surface Water Flood Map for the site shown in Appendix F, the south-western section of the site for the most part is shown to be at a very low risk of surface water flooding. The northern eastern section of the site is largely shown to be at a low risk of surface water flooding. As would be expected, the route through which the surface water ditch takes through the site is noted as being at a high risk of surface water flooding, albeit only with the extents of the ditch. The land situated immediately adjacent to the ditch is shown to be at a low risk of surface water flooding.
3. The catchment of this site accepts surface water from across the road in two positions, this should be taken in to account as a primary flow path. Work on the watercourses to accomplish capacity requirements will require consent from the IDB.  
We do not support culverting, this only produces a pinch point that could be blocked or overwhelmed. If culverting must happen to make this a viable site we will require modelling to show the culvert can manage all current surface water (minimum 100+40% rainfall event in the catchment) as well as that proposed to be diverted to it (discharge from pond).
4. The IDB consent work on/around existing watercourses and agree discharge rates on behalf of CBC. Confirmation of their agreement to this system is

required to be submitted to the LPA. This should include discharge rates and culverts.

Your FRA states - 4.42 The LLFA is responsible for the maintenance of the open ditches to which the surface water network will discharge, and this will continue to be the case post development. As can be appreciated from the Drainage Strategy and Planning Layout drawings, in accordance with the future maintenance for the open ditch which passes centrally through the site; a 5m easement measured from the north-eastern top of the bank has been provided. This easement has been previously agreed with the LLFA.

5. The LLFA/CBC do/will not maintain these watercourses. Development will require culverted and open watercourses adjoining/within this site to be included in the maintenance plan. Riparian responsibility is not considered a sustainable method of management for a surface water drainage system.
6. Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.  
The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).
7. To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage; further measures should be proposed by the applicant and may include, for example, information provided to the first purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property.

Note that Land Drainage Consent under the Land Drainage Act 1991 must be secured to discharge surface water to existing watercourses, and details of this provided with the full detailed design. An easement should be provided on the developable side of the watercourse to allow for access for maintenance, this should be 9m but may depend on the maintenance requirements considered appropriate.

8. The scheme is similar to that of the approved CB/15/3958 and the same ecological documents have been supplied. Whilst these are 3 years old now the use of the site hasn't appeared to have changed so they are still relevant and the following is still applicable.
  - The reptile survey notes that there are reptiles on site and proposes a scheme of vegetation clearance prior to commencement of works to deter reptiles from construction areas. Any vegetation clearance should follow the guidelines in 5.4 of the reptile survey and should be limited to between the months of April and Sept inclusive.
  - There are opportunities to retain and create areas of suitable habitat for Common Lizard in association with areas of public open space on the

north/ west site boundary - where the lizard was located, an element of rough and meadow grassland here would be beneficial.

- The use of locally native species for the boundary features is welcomed and a landscaping scheme for the remainder of the site utilising nectar / berry rich species to benefit wildlife would be expected.

9. 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 Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN.
10. The applicant is advised that if it is the intention to request the Central Bedfordshire County Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Planning and Control Group, Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
11. The applicant is advised that in order to comply with Condition 16 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. E-mail [highwaysagreements@centralbedfordshire.gov.uk](mailto:highwaysagreements@centralbedfordshire.gov.uk)
12. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in central Bedfordshire (Design Supplement 10 – Movement, Street and Places" and the Department of the Environment/Department of Transport's "Manual for Street", or any amendment thereto.
13. 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.