

## Item No. 7

<b>APPLICATION NUMBER</b>	<b>CB/18/03395/FULL</b>
<b>LOCATION</b>	<b>Land at Chapel End Road, Houghton Conquest MK45 3LL</b>
<b>PROPOSAL</b>	<b>Erection of 37 dwellings and associated development</b>
<b>PARISH</b>	<b>Houghton Conquest</b>
<b>WARD</b>	<b>Houghton Conquest &amp; Haynes</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Barker</b>
<b>CASE OFFICER</b>	<b>Benjamin Tracy</b>
<b>DATE REGISTERED</b>	<b>10 October 2018</b>
<b>EXPIRY DATE</b>	<b>09 January 2019</b>
<b>APPLICANT</b>	<b>Kier Living</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major Application - Houghton Conquest Parish Council Objection.</b>
<b>RECOMMENDED DECISION</b>	<b>Recommended for Approve</b>

### **Recommendation:**

That Planning Permission be **GRANTED** subject to S106 agreement(s) and the following 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 No dwelling hereby approved shall be first occupied until details of all final hard surfacing materials as well as an Implementation scheme for all hard landscaping (including boundary treatments in accordance with Drawing reference 389-SK-07 Rev H and hard surfaced areas), has been submitted to and approved in writing by the Local Planning Authority. The implementation scheme shall detail the time scales/ triggers for the completion of hard landscaping. Thereafter the development shall be completed in full accordance with the approved details and the implementation scheme.

Reason: To secure the delivery of car parking spaces, boundary treatments and hard landscaping to safeguard the visual amenities of the locality and the amenity of future occupiers.

- 3 No works above slab level relating to the construction of the dwellings hereby approved shall take place until details of soft landscaping 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.

- 4 No dwelling hereby approved shall be first occupied until a Landscape Maintenance and Management Plan for all hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the persons or body that 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 2 and 3.

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.

- 5 The development shall be externally finished in the materials specified on Drawing reference 389-SK-08 Rev H, including the materials specified for external walls, roofs, doors, windows, rainwater goods and soffits, unless otherwise approved in writing by the Local Planning Authority.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.

- 6 **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) for the scheme has been submitted to and approved in writing by the Local Planning Authority. The discharge rate from the development will be limited to the equivalent 1 in 1 year rate, or an appropriate rate as agreed by the Bedford Group of Internal Drainage Boards or sewage undertaker. The final detailed design shall be based on the agreed drainage Strategy (to be submitted) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018), and shall be implemented as approved. Any variation to the connections and controls indicated on the approved drawing which may be necessary at the time of construction would require the resubmission of those details to the Local Planning Authority for approval.**

**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.**

- 7 No dwelling hereby approved shall be first 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 confirmation that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details. Thereafter the surface water drainage system shall be managed in accordance with the approved details for its lifetime, unless any other variation is agreed in writing.

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.

- 8 Bird and bat bricks shall be installed in the dwellings identified on drawing reference 389-SK-10 Rev D and in full accordance with the details specified on that drawing, prior to the first occupation of those dwellings, unless otherwise approved in writing by the Local Planning Authority.

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

- 9 No works above slab level shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing how renewable and low energy sources would generate 10% of the energy needs of the development and also showing water efficiency measures achieving 110 litres per person per day. The works shall then be carried out in accordance with the approved details.

Reason: In the interests of sustainability.

- 10 The first floor windows in the side elevations of plots 109, 110, 111, 112, 113, 114, 115, 116, 118, 119, 120, 121, 122, 123, 125, 126, 127, 128, 129, 131, 132, 134, 135, 136, 137, 138, 140, 141, 142, 143 and 144 of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the room(s) in which the window(s) is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties.

- 11 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 upper floor windows shall be inserted into: the northeastern elevation of plots 133 and 139; the southeastern elevation of plot 124; the southwestern elevation of plot 145; or the northwestern elevation of plot 117, of the development hereby permitted, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents.

- 12 No dwelling hereby permitted shall be first occupied until the vehicle parking spaces to serve that plot as indicated on the approved drawings to serve that dwelling have been completed and surfaced in accordance with the approved hard landscaping scheme. Thereafter the vehicle parking spaces shall 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.

- 13 Prior to the first use of any new access drive, 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 highway into the site along the centre line of the anticipated vehicle path. The vision splay so described shall be kept free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level throughout the lifetime of the development.

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).

- 14 Prior to the first use of any approved road junctions within the site, visibility splays shall be provided at those road junctions. As a minimum dimensions of the visibility splays 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 thereafter be proposed 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 junctions in the interest of road safety.

- 15 No dwelling hereby permitted shall be first occupied, until a scheme for the secure and covered parking of cycles on the site, has been submitted to and approved in writing by the Local Planning Authority. Thereafter no dwelling shall be first occupied until the cycle parking to serve that dwelling has been completed and made available for use.

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.

- 16 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.

- 17 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: Revised Site Location Plan; 389-SK-01 Rev J; 389-SK-06 Rev J; 389-SK-07 Rev H; 389-SK-10 Rev D; 389-SK-04 Rev J; KSHT-OAKW-101-05A; KSHT-OAKW-101-01; KSHT-OAKF-101-03A; SHT-OAKF-101-01; KSHT-HOPWv2-101-05A; KSHT-HOPWv2-101-01; KSHT-CHAR-101-50A; 2BH-A-01; 2BH-A-G-01 Rev B; 3BH-A-01 Rev B; SG2-101-01; and DG2-101-01.

Reason: To identify the approved plan/s 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. The applicant is advised that as a result of the development, new highway street lighting will be required, and the applicant must contact the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.
3. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site 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 Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ .
4. 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".
5. The developer/applicant is advised to use a registered provider for affordable homes which the Council holds nomination rights for tenants.