

APPLICATION NUMBER	CB/18/01653/OUT
LOCATION	Waterhall Cottage, Wavendon Road, Salford, Milton Keynes, MK17 8AZ
PROPOSAL	Outline planning permission with all matters reserved for the demolition of the existing garage building, the construction of a Workshop building with office and the siting of a storage container. As well as part retrospective change of use of the planning unit to a Mixed use of Dwellinghouse and Vehicle Repair with MOT Testing.
PARISH	Hulcote/Salford
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews & Mrs Clark
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	18 June 2018
EXPIRY DATE	13 August 2018
APPLICANT	Mr James Martin
AGENT	Ms S Wells
REASON FOR COMMITTEE TO DETERMINE	Call-in by Cllr Matthews for the following reasons: <ul style="list-style-type: none"> • Contrary to Policy - Contrary to Policies DM3, DM4 and CS1 - B2 use inappropriate; • loss of amenity - adverse effect and loss of privacy to neighbouring dwelling; • highway safety - application would necessarily attract HGVs and tow trucks; access on bend potentially dangerous; and Other - noise from application site detrimental to residential neighbour.
RECOMMENDED DECISION	Outline Application - Recommended for Approval

Recommendation:

The site forms previously developed land beyond settlement envelopes. The site has historically been used for a variety of purposes including dwellinghouse and a number of commercial uses.

The application seeks outline planning permission with all matters reserved for the demolition of the existing garage building, the construction of a Workshop building with office and the siting of a storage container. As well as part retrospective change of use of the planning unit to a Mixed use of Dwellinghouse and Vehicle Repair with MOT Testing.

For the reasons outlined within this report, subject to conditions, the development is considered to be sustainable and no degree of harm has been identified that would justify a reason for refusal. The application is recommended for approval.

Site Location:

The site consists of a property known as Waterhall Cottage, Salford as well as land and buildings within the curtilage of that building.

The site is located to the north of Wavendon Road. To the east of the site is the neighbouring dwellinghouse known as Old Chapel House. To the west of the site is commercial development. To the north of the site is open countryside.

The site is located to the north of the M1 and to the south of the village of Salford beyond the settlement envelope.

The Application:

The application seeks outline planning permission with all matters reserved for the demolition of the existing garage building, the construction of a Workshop building with office and the siting of a storage container. As well as part retrospective change of use of the planning unit to a Mixed use of Dwellinghouse and Vehicle Repair with MOT Testing.

The planning unit is currently being used for Mixed use of Dwellinghouse and Vehicle Repair.

Site plans, elevational drawings and floor plans have been provided for the proposed operational development however these drawings are to be used for indicative purposes only as this application seeks outline permission with all matters reserved.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (July 2018)

Core Strategy and Development Management Policies - North 2009

CS1 – Development Strategy
CS2 - Developer Contributions
CS3: Healthy and Sustainable Communities
CS4: Linking Communities – Accessibility and Transport
CS5: Providing Homes
CS7: Affordable Housing Provision
CS9: Providing Jobs
CS10: Location of Employment Sites
CS11: Rural Economy and Tourism
CS13: Climate Change
CS14: High Quality Design
CS16: Landscape & Woodland
CS17: Green Infrastructure
CS18: Biodiversity
DM1: Renewable Energy
DM2: Sustainable Construction of New Buildings
DM3: High Quality Design
DM4: Development Within and Beyond Settlement Envelopes
DM9: Providing a range of Transport
DM10: Housing Mix

DM14: Landscape and Woodland
DM15: Biodiversity
DM16: Green Infrastructure

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 48) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

SP1, SP2, SP7, H1, H2, H4, EMP1, EMP4, T1, T2, T3, T4, T5, T6, EE1, EE2, EE3, EE4, EE5, EE6, EE13, CC1, CC3, CC5, CC6, HQ1, HQ2, HQ3, HQ4, HQ5, HE1, HE3 and DC5.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Case Reference	MB/98/01340/FULL
Location	Waterhall Cottage, Wavendon Road, Salford, MK17 8AZ
Proposal	FULL: ERECTION OF FRONT ENTRANCE PORCH.
Decision	Full Application - Granted
Decision Date	13/11/1998

Case Reference	MB/97/01508/FULL
Location	Waterhall Cottage, Wavendon Road, Salford, MK17 8AZ
Proposal	FULL: CHANGE OF USE TO OFFICES, THE ERECTION OF AN EXTENSION AND FORMATION OF A CAR PARK (PART RETROSPECTIVE)
Decision	Full Application - Granted
Decision Date	15/01/1998

Case Reference	MB/95/01291/FULL
Location	Waterhall Cottage, Wavendon Road, Salford, MK17 8AZ
Proposal	FULL: CHANGE OF USE OF GROUND FLOOR TO RESTAURANT (CLASS A3) AND CONSTRUCTION OF SINGLE STOREY EXTENSION TO SIDE FOR KITCHEN AND TOILET BLOCK.
Decision	Full Application - Granted
Decision Date	28/11/1995

Case Reference	MB/95/00092/FULL
Location	Waterhall Cottage, Wavendon Road, Salford, MK17 8AZ
Proposal	FULL: CHANGE OF USE OF GROUND FLOOR TO RESTAURANT (CLASS A3).
Decision	Full Application - Refused
Decision Date	04/04/1995

Case Reference	MB/94/00310/LDC
Location	Waterhall Cottage, Wavendon Road, Salford, MK17 8AZ
Proposal	CERTIFICATE OF LAWFUL DEVELOPMENT: MIXED USE OF LAND AND BUILDINGS FOR RESIDENTIAL AND BUSINESS PURPOSES (VAN COURIER BUSINESS)
Decision	Lawful Dev - Existing - Granted
Decision Date	18/05/1994

Case Reference	MB/91/00172/FULL
Location	Waterhall Cottage, Wavendon Road, Salford, MK17 8AZ
Proposal	FULL APPLICATION- ERECTION OF TWO STOREY SIDE EXTENSION.
Decision	Full Application - Granted
Decision Date	13/05/1991

Case Reference	MB/89/01205/FULL
Location	Waterhall Cottage, Wavendon Road, Salford, MK17 8AZ
Proposal	FULL: ERECTION OF ONE DWELLING
Decision	Full Application - Refused
Decision Date	12/09/1989

Case Reference	MB/88/02154/OA
Location	Waterhall Cottage, Wavendon Road, Salford, MK17 8AZ
Proposal	OUTLINE: ERECTION OF TWO DETACHED DWELLINGS
Decision	Outline Application - Refused
Decision Date	14/02/1989

Case Reference	MB/78/01045/FULL
Location	Waterhall Cottage, Wavendon Road, Salford, MK17 8AZ
Proposal	FULL: EXTENDING HOUSE FOR PRIVATE USE
Decision	Full Application - Granted
Decision Date	05/10/1978

Consultees:

Hulcote and Salford
Parish Council

Object to the planning application for the following reasons:

- the B2 change of use;
- the poor access;
- light pollution
- increased traffic/ vehicle parking generated;
- lack of need for a test centre in this rural location;
- the floor plan and height of the single storey building is out of scale with the adjoining property and has a detrimental impact on the streetscene;
- the materials proposed and appearance are inappropriate to this rural setting;
- the location of the building does not take account the existing watercourse flood zone and potential pollution run-off from oil;
- The Parish Council have not seen any planning applications or approvals relating to the following matters:
 - the removal of the roadside hedge being replaced with a high timber boarded fence;
 - commercial signage on the new timber fence and vehicles being advertised for sale on the verge to the site;
 - the poplar trees on the western boundary where removed without consultation with the Parish Council on the historic value they have for the village.

Pollution

The Council's Pollution Team have raised no objection to the application subject to conditions relating to operational hours of the business, including deliveries as well as the imposition of a condition that would ensure that at no time the noise associated with the development would exceed the existing background sound levels at any sound sensitive premises.

Highways

The Highway Authority have raised no objection to the application subject to the imposition of informatives and conditions.

It is requested for conditions to imposed to:

- ensure the width of the access would be acceptable;
- ensure adequate visibility splays at the access are provided;
- impose limitations on the positioning of gates at the access;
- require surfacing of hard standing areas with stable and durable materials and to ensure surface water would be intercepted and drained within the site;
- require the provision of 9 car parking spaces;
- ensure that turning areas are maintained free of obstruction; and
- restrict vehicle transporters from entering the site.

Landscaping	The Council's Landscape Officer has raised no objection to the proposed development.
Lead Flood Authority	<p>In the context of the original site being partially located within Flood Zones 2 and 3 the Lead Flood Authority, requested details to demonstrate:</p> <ul style="list-style-type: none"> • the development will not be at risk of flooding and shall not result in the displacement of flood water or alteration of existing drainage patterns in a way that would increase risk on or off site, and • that surface water drainage shall be provided to manage the flood risk for up to and including the 1 in 100 year event + 40% allowance for climate change, the management of residual risk from events in excess of this or due to system failure should also be provided, i.e. routing this away from people and property.
Buckingham and River Ouzel Internal Drainage Board	<p>In the context of the original site being partially located within Flood Zones 2 and 3 the IDB objected to the application due to the lack of a Flood Risk Assessment.</p>

The IDB also raised concerns in relation to the need to investigate ground conditions prior to approving the use of soakaways as a method of surface water drainage, as well as concerns in relation to the proximity of the site to a watercourse maintained by the IDB.

Other Representations:

Neighbours	<p>147 representations received. 10 representations objecting to and 1 commenting on the proposed development have been summarised as:</p> <ul style="list-style-type: none"> • the site is located beyond settlement envelopes, including the Small Village of Salford (Policy CS1 and Emerging Local Plan) and development would be contrary to Policy DM4 where new development is restricted; • the site is not an allocated employment site; • the proposal is for a B2 use which by definition is inappropriate in residential areas; • the proposed development would cause noise, vibrations, odour light and airborne pollution both from the use and vehicular movements; • Section 11 of the NPPF seeks to avoid noise giving rise to adverse impacts on health and quality of life; • the proposed development would cause a loss of privacy and amenity to neighbouring occupiers contrary to Policy DM3; • the site is located within Flood Zones 2 and 3; • concern in relation to water contamination; • concerns in relation to Highway Safety;
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- concerns in relation to traffic;
- concerns in relation to tow trucks and transporters;
- concern in relation to the impact of the development upon the character and appearance of the area;
- concern in relation to the impact of the development at the approach to Salford Village; and
- concern in relation to the design, scale and appearance of the proposed building.

136 representations supporting the proposed development have been summarised as:

- the existing use has been there for 3, 5, 7, 8, 10, 11 years and has operated without complaint;
- this rural businesses expansion should be supported and encouraged;
- the business is of benefit to the rural economy and should be allowed to expand on site;
- this is a valued local business which provides a high standard of customer service;
- the site is adjacent to an existing business area and would not cause harm to the character of the area;
- the business use helps support other local businesses;
- the proposal would retain car parking on site; and
- the proposed development would not cause harm to the character of the area.

Considerations

1. Principle

- 1.1 The planning history for the site indicates that the building known as Waterhall Cottage and its curtilage was granted retrospective planning permission for use as an Office under use Class B1(a), whereby this was the last implemented change of use of the land and buildings within this site, documented on planning record. The planning unit has historically also been used for a mixed use of Van Courier Business and dwellinghouse, prior to the use of the site as Office accommodation. A historic planning permission for a restaurant does not appear to have ever been implemented. It is clear however that the site forms previously developed land.
- 1.2 From the site visit, it is clear from the character of the site and the movements to and from the site, that the planning unit is currently being used for a mixed use of dwellinghouse and vehicle repair. The time period for which the site has been used for this mix of uses is unclear and the lawfulness of the current mix of uses has not been established through an application for lawful development certificate or the submission of evidence.
- 1.3 The application seeks outline planning permission with all matters reserved for the demolition of the existing garage building, the construction of a Workshop building with office and the siting of a storage container. As well as part retrospective change of use of the planning unit to a Mixed use of Dwellinghouse and Vehicle Repair with MOT Testing.

- 1.4 The dwellinghouse use is restricted to the building known as Waterhall Cottage. The proposed workshop building with office shall be used for purposes relating to Vehicle Repair and MOT testing.
- 1.5 The application is for outline planning permission with all matters reserved whereby the details of operational development relating to layout, access, landscape, scale and appearance are reserved.
- 1.6 The site forms previously developed land located beyond settlement envelopes and within the countryside. The proposal includes the reuse of an existing building as a dwellinghouse. Notwithstanding the location of the site, it is considered that the planning history of the site as a material consideration indicates that the use of this building as a dwellinghouse is acceptable in principle, subject to detailed considerations.
- 1.7 Furthermore; when considering the historic use of Waterhall Cottage for a variety of small scale commercial uses and the economic benefits of development to the rural economy, it is considered that material considerations indicate that the change of use of the land and buildings within the site for small scale commercial purposes would be acceptable in principle, subject to detailed considerations relating to the specific use and detailed consideration will be required in relation to the impact of the proposed operational development.

2. Impact upon the amenity and living conditions of neighbouring occupiers

- 2.1 The proposed use of the building known as Waterhall Cottage as a dwellinghouse, is considered to be acceptable and would not cause harm to the amenity and living conditions of existing neighbouring occupiers.
- 2.2 The proposed use of land within the curtilage of Waterhall Cottage for Vehicle Repair and MOT testing would involve a wide range of activities, some of which are quite and others which are noisy. For example, noisy activities would include the use of compressors, air tools, sanders, grinders and hammers. The revving of engines is a common and noisy activity associated with vehicle repairs, maintenance, inspection and testing. All of these processes have the potential to impact residential amenity due to noise fumes and smell.
- 2.3 When considering the rural location of the site, the proposal for the construction of a building and the scale of the site, it is considered that the proposed use could be carried out within the site so that fumes and smells could disperse and would not result in an unacceptable impact upon the amenity of the occupiers of the neighbouring dwelling known as Old Chapel House or any other neighbouring dwelling.
- 2.4 The application has included the submission of a noise impact assessment which has been assessed by the Council's Environmental Protection Officer. The Council's Environmental Protection Officer has raised no objection to the proposed development subject to the imposition of conditions that would ensure that the noise generated from the proposed use would not cause harm to the amenity and living conditions of neighbouring dwellings.
- 2.5 The proposed development would include the construction of a workshop building and the siting of a storage container, it is considered that such structures could be sited within the site, to ensure that the development would not cause an unacceptable impact upon any neighbouring property in relation to loss of light, outlook, privacy or overbearing impacts. However detailed

consideration of the proposed operational development would be the subject of the reserved matters application.

2.6 For the reasons outlined above, subject to conditions, it is considered that the proposed development would be acceptable within this context.

3. Impact upon the Character and Appearance of the Area and the Landscape

3.1 The application seeks outline planning permission with all matters reserved, whereby details of layout, scale, appearance and landscaping are reserved.

3.2 However when considering the context of the site with neighbouring commercial uses and public views towards the site, it is considered that the sensitive landscaping and siting of a suitably scaled and designed workshop building with a sensitively sited container within the site, as well as associated vehicular parking could be designed to ensure that there was no unacceptable impact upon the character and appearance of the area, including the intrinsic character and beauty of the countryside. The detail of the scale, appearance, layout and landscaping would be the subject of a reserved matters application.

3.3 The Council's landscape officer has raised no objection to the proposed development.

3.4 For the reasons outlined above it is considered that subject to conditions, the the proposed development would not cause harm to the character and appearance of the area, including the intrinsic character and beauty of the Countryside, in accordance with Policies DM3, DM14 and CS16 of the Core Strategy and Development Management Policies (2009) and Policies EE4 and EE5 of the Submission Central Bedfordshire Local Plan (2018).

3.5 Concern has been raised in relation to the existing boundary treatment which will be subject to the reserved matters application, unless the applicant can demonstrate the lawfulness of that development.

3.6 Concern has also been raised in relation to the existing advertisements at the site frontage. Advertisements are not the subject of this application for planning permission.

4. Highway Considerations

4.1 The application seeks outline planning permission with all matters reserved. The Council's highway's officer has assessed the indicative proposals, which would generate a requirement for 9 car parking spaces based on the size of the workshop illustrated on the submission and the size of the dwellinghouse, however the Council's Highway Officer has confirmed that this number of spaces could be provided within the site.

4.2 Notwithstanding the above, the committee are advised that this is an outline application for planning permission whereby, the scale of the proposal which would affect the required number of car parking spaces will be a matter for the reserved matters application, and as such it is considered necessary and reasonable to impose a condition that would ensure that any development would be served by a number and size of spaces that would accord with the Council's Car Parking Standards applicable at the time of the reserved matters application.

- 4.3 The Highway Authority have raised concern in relation to the location of an existing gate and fencing in relation to the design of the existing access and the obstruction to visibility from the access and vehicles pulling clear of the highway.
- 4.4 The Committee are advised that the existing fencing and gate at the site frontage does not benefit from a formal planning approval, and it has not been established through a lawful development certificate as to whether the structures are lawful by virtue of the passage of time.
- 4.5 Notwithstanding the above, it is recommended to impose conditions that would ensure that the access is safe for users of the access and the highway, which is considered necessary due to the likely increase in vehicular movements to and from the site by virtue of the proposed development.
- 4.6 It is considered that subject to conditions that the proposed development would not result in a severe impact upon the highway network, in relation to congestion or capacity. It is also considered that subject to conditions that the proposed access to the site could be acceptable in the context of highway and pedestrian safety.
- 4.7 For the reasons outlined above, it is considered that subject to conditions, that the proposed development would be acceptable within a highway context.

5. Surface Water Drainage and Flood Risk

- 5.1 Concern has been raised in relation to the original proposal and the location of a portion of the site within Flood Zone 2 and 3. Since these representations were received the red line boundary of the site has been amended to ensure no part of the site falls within Flood Zone 2 and 3.
- 5.2 Therefore it is considered that a Flood Risk Assessment is not necessary to support the application for development. A condition shall be imposed to ensure that the proposed building would benefit from an acceptable surface water drainage scheme.
- 5.3 For the reasons outlined above it is considered that the proposed development would be acceptable within the context of surface water drainage and flood risk.

6. Other Considerations

6.1 Human Rights and Equality Act issues:

Based on information submitted there are no known issues raised in the context of Human Rights / The Equalities Act 2010 and as such there would be no relevant implications.

Recommendation:

That Outline Planning Permission be **GRANTED** subject to the following 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 building hereby approved shall only be used as a Workshop for Vehicle Repairs and/or MOT testing and/or ancillary office.

Reason: To restrict the use of the building for the avoidance of doubt.

- 5 The development hereby approved does not include the use of or parking of vehicle transporter(s) within the site.

Reason: For the avoidance of doubt, safeguarding residential amenity and for highway safety.

- 6 Any subsequent reserved matters application for the approval of landscaping shall include details of hard and soft landscaping, 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.

- 7 **No development shall commence until a detailed surface water drainage scheme, to manage surface water run off from the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as approved. Any variation to the connections and controls indicated on the approved details 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 163 of the NPPF.

- 8 The building hereby approved shall not be first brought into use 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 surface water drainage system is in line with what has been approved.

- 9 Any subsequent reserved matters application shall include vehicular parking and vehicular turning areas in accordance with the Council's standards applicable at the time of submission.

Reason: To ensure the development of the site is completed to provide adequate parking.

- 10 Any subsequent reserved matters application for the approval of access shall include details of the junction of a vehicular access to the site with the public highway and the visibility splays to be provided at the junction of the access with the public highway. The access shall have a minimum width of 4.8 metres. The minimum dimensions of visibility splay lines shall be 2.4 metres measured along the centre line of the proposed access from its junction with the channel of the public highway and 43.0 metres measured from the centre line of the proposed access along the line of the channel of the public highway. No building hereby approved shall be first occupied until the access to the site has been constructed in accordance with the approved access details and the visibility splays have been provided free of any obstruction to visibility. Thereafter the visibility splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and premises, as well as to ensure the provision of adequate visibility between the existing highway and the proposed access, to make the access safe and convenient for the traffic which is likely to use it.

- 11 The Vehicle Repair and MOT testing business hereby approved, including deliveries received or dispatched in association with that business, shall not be operational except between the hours: 0800 hours and 1800 hours Monday - Friday; 0900 hours and 1700 hours on Saturdays; and at no time on Sundays or bank holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of the occupiers of neighbouring dwellings, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework.

- 12 At no time shall noise associated with the development exceed the existing background sound levels at the any sound sensitive premises. All measurements shall be made in accordance with the methodology of BS4142 (2014) (Method for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Reason: To safeguard the amenity of the occupiers of neighbouring dwellings, in accordance with Policy DM3 of the Core Strategy and

Development Management Policies (2009) and the National Planning Policy Framework.

- 13 No MOT testing shall be carried out at the site until the building approved under Condition 2 has been completed in full accordance with the approved plans. Thereafter MOT testing shall only be carried out inside the approved building.

Reason: To safeguard the amenity of occupiers of neighbouring dwellings in the context of noise and disturbance, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and the NPPF.

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 2096-08D (Dated 14/03/2019).

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. The applicant is advised that no private surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system.
3. 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 by this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx> or contact Central Bedfordshire Council Tel: 0300 300 8301
4. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to follow this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx> or contact Central Bedfordshire Council Tel: 0300 300 8301. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of demolition/construction of the development hereby approved.
5. The contractor and / or client are to ensure that any mud or building material debris such as sand, cement or concrete that is left on the public highway, or any mud arising from construction/demolition vehicular movement, shall be removed immediately and in the case of concrete, cement, mud or mortar not allowed to dry on the highway.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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