



## Item No. 9

<b>APPLICATION NUMBER</b>	<b>CB/18/03781/FULL</b>
<b>LOCATION</b>	<b>32 Shefford Road, Meppershall, Shefford, SG17 5LN</b>
<b>PROPOSAL</b>	<b>Demolition of No. 32 Shefford Road and existing nursery buildings, and the construction of 60 No. dwellings, new vehicle access, site-wide highways works, and provision of associated landscaping and amenity space (including SuDS).</b>
<b>PARISH</b>	<b>Meppershall</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Liddiard &amp; Brown</b>
<b>CASE OFFICER</b>	<b>Nicola Darcy</b>
<b>DATE REGISTERED</b>	<b>09 October 2018</b>
<b>EXPIRY DATE</b>	<b>08 January 2019</b>
<b>APPLICANT</b>	<b>Inland Homes PLC</b>
<b>AGENT</b>	<b>Planning Potential Ltd.</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>1. Departure from Development Plan 2. Major development with Parish Council Objection</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - For approval subject to a S.106 Agreement</b>

### RECOMMENDED REASONS FOR 32 SHEFFORD RD, MEPPERSHALL 18/03781

- 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 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:**
  - (A) Loading and unloading of plant and materials used in the development
  - (B) Storage of plant and materials used in the development
  - (C) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.

- (D) Wheel washing facilities**
- (E) Footpath/footway/cycleway or road closures needed during the development period**
- (F) Traffic management needed during the development period.**
- (G) 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. This condition is pre-commencement as it requires consideration of the impact on the highway network and highway safety prior to any development taking place.**

- 3 Prior to commencement of any above ground building works, details of electrical wiring to accommodate facilities for charging plug-in and other ultra low emission vehicles for dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development protects and exploits opportunities for the use of sustainable transport modes for the movement of people in accordance with section 9 of the National Planning Policy Framework.

- 4 Development shall be carried out in accordance with the landscaping scheme shown on plan ref: Landscape Masterplan, INL21723-10 Rev. C and associated Landscape Maintenance Plan. The scheme shall be implemented by the end of the full planting season immediately following the completion and first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.  
(Sections 12 & 15, NPPF)

- 5 **No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:**
- Procedures for maintaining good public relations including complaint management, public consultation and liaison**
  - Arrangements for liaison with the Councils Pollution Team**

- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and at no time on Sundays and Bank Holidays.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Central Bedfordshire Council encourages all contractors to be 'Considerate Contractors when working in the district by being aware of the needs of neighbours and the environment.
- Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

**Reason:** In the interests of the amenities of surrounding occupiers during the construction of the development.

- 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), and a maintenance and management plan 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. The final detailed design shall be based on the agreed drainage Strategy (Ref: WHS1629, October 2018) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018), and shall be implemented and maintained as approved. Maintenance will ensure the system functions as designed for the lifetime of the development. 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.

The applicant should address the points; 1, 2, 3, 4, 5 and 10 detailed in Informative number 2 when submitting details to discharge the condition:

**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 and 165 of the NPPF and its supporting technical guidance.**

- 7 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.

- 8 **No development shall take place (including any demolition, ground works, site clearance) until a method statement for based on advice detailed in the September 2018 Ecological Impact Assessment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall 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;**
  - f) initial aftercare and long-term maintenance (where relevant);**
  - g) disposal of any wastes arising from works.**

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

**Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation.  
(Section 15, NPPF)**

- 9 **No development shall take place (including ground works or site clearance) 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 shall be informed by the September 2018 EclA 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;**
- f) details of initial aftercare and long-term maintenance.**

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

**Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation.  
(Section 15, NPPF)**

- 10 No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:**

**A Phase 1 Desk Study report prepared by a suitably qualified person adhering to BS 10175 and CLR 11 documenting the ground and material conditions of the site with regard to potential contamination.**

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

- 11 No occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:**

**Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175 and CLR 11, incorporating all appropriate sampling, prepared by a suitably qualified person.**

**Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 Remediation Scheme (RS) prepared by a suitably qualified person, with measures to be taken to mitigate any risks to human health, groundwater and the wider environment, along with a Phase 4 validation report prepared by a suitably qualified person to confirm the effectiveness of the RS.**

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

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

12 Prior to the construction phase, details of the proposed landscaping buffer to the north eastern boundary of the site shall be submitted and approved by the Local Planning Authority. Details shall include boundary treatment, a maintenance access point and maintenance plan.

Reason: In order to maintain a soft boundary edge in the interest of the visual amenity of the countryside

13 The access road shall not be brought in to use until the junction of the proposed vehicular access 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 9, NPPF)

14 No other part of the development shall take place until the visibility splay at the junction of the access with the public highway shown on the approved drawing has been provided. All parts of the splays shall thereafter be kept free of all obstructions above the adjacent carriageway level.

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 9, NPPF)

15 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.(Section 9, NPPF)

16 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:

- (A) The parking of vehicles
- (B) Loading and unloading of plant and materials used in the development
- (C) Storage of plant and materials used in the development
- (D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.
- (E) Wheel washing facilities
- (F) Measures on site to control the deposition of dirt / mud on surrounding roads during the development.

- (G) Footpath/footway/cycleway or road closures needed during the development period
- (H) Traffic management needed during the development period.
- (I) 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 9, NPPF)

- 17 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1783\_P\_01 Rev. A, 1783\_P\_02 Rev. A, 1783\_P\_03 Rev. A, 18001 - 01 Rev. A, House Type 4EB 1400W - 18001 - 20, House Type 4EB 1400W – 18001 - 21, House Type 4EB 1400W – 18001 - 34, House Type 4EB 1400W – 18001 - 35, 1 & 2b Apartments – 18001 – 31 Rev. A, INL21723-03 Rev. A – Tree Protection Plan, INL21723-08 Rev. A - Landscape Concept Plan, INL21723-09 Rev. B – Landscape Strategy Plan, INL21723-10 Rev. C – Landscape Masterplan, INL21723-10 Rev. C – Landscape Masterplan, INL21723 11 Rev. A – Landscape Proposals Sheet 1 of 4, INL21723 11 Rev. A – Landscape Proposals Sheet 2 of 4, INL21723 11 Rev. A – Landscape Proposals Sheet 3 of 4, INL21723 11 Rev. A– Landscape Proposals Sheet 4 of 4, INL21723 12 Rev. B– Hard Landscape Proposals Sheet 1 of 4, INL21723 12 Rev. B – Hard Landscape Proposals Sheet 2 of 4, INL21723 12 Rev. B – Hard Landscape Proposals Sheet 3 of 4, INL21723 12 Rev. B – Hard Landscape Proposals Sheet 4 of 4, INL21723 20 Rev. B – Feature Entrance Detail, INL21723 21 Rev. B – Pocket Park Detail, INL21723 22 Rev. B – Open Space Detail, INL21723 23 Rev. A – Housing Court Detail.

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 Drainage Officer advises that the final design and maintenance arrangements for the surface water system to be agreed by condition should include details in line with the following recommendations:
  1. We would suggest making the ground level obviously higher between the pond and the existing property (installing a bund maybe) to ensure the property occupiers do not “feel more threatened by flooding.” This, in case of exceedance, would direct water on the natural path with no threat of flow towards the property.
  2. The road could be drained via filter strip and swale/rill to the pond.
  3. Existing, ditches will need to be part of the continued maintenance and management plan to ensure the discharge can be conveyed from site.
  4. There are no calculations to verify storage requirement.
  5. A full drainage drawing is required, this should show; pipe numbers, inverts, control features, storage etc.
  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’.
  7. Parking areas would benefit from permeable paving, this would prevent the direct discharge of polluted water to the storage.
  8. 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).
  9. To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage, including ditches; 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. Any methods involving designation or registering a Land Charge are to be agreed with the LPA.



Land drainage Consent under the Land Drainage Act 1991 must be secured to discharge surface water to the existing watercourse/ditch, 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.

3. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.
4. There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE.
5. Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.