

APPLICATION NUMBER CB/18/04467/RM
LOCATION 9A Silsoe Road, Maulden, Bedford, MK45 2AX
PROPOSAL Reserved Matters: Application
CB/16/05823/OUT dated 01/03/2017.
Appearance, Landscaping, Access,
Layout and Scale
PARISH Maulden
WARD Ampthill
WARD COUNCILLORS Cllrs Duckett, Blair &
Downing
CASE OFFICER Michael Allen
DATE REGISTERED 29 November 2018
EXPIRY DATE 24 January 2019
APPLICANT Mr Jamieson
AGENT Wastell & Porter Architect's Ltd
REASON FOR The applicant is an elected member of the council
COMMITTEE TO
DETERMINE

RECOMMENDED Reserved Matters – Recommended for Approval
DECISION

Recommendation:

That Reserved Matters be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01B, PL01 Rev C, PL02A, PL03A, PL04A, PL05A, PL06A, PL07A and 02B.

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

- 2 The planting, landscaping scheme shown on approved Drawing No. PL01B dated 12/03/19 shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season shall mean the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season with others of a similar size and species.

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

- 3 The boundary treatment scheme shown in drawing number PL01B shall be constructed in the positions, design, materials and type

shown prior to the building being occupied. The boundary treatment shall then be retained thereafter.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Section 12, NPPF)

- 4 No above ground development shall take place, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Section 12, NPPF)

- 5 The bin storage/collection areas hereby permitted shall be implemented in accordance with the approved details and shall be available for use prior to occupation. The bin storage/collection areas shall be retained thereafter.

Reason: In the interest of amenity. (Section 12, NPPF)

- 6 Details of signage advising heavy goods vehicles not to access No.9A, located at the point of access with the public highway, shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the signage has been implemented in accordance with the approved details. The approved signage shall remain thereafter.

Reason: To avoid heavy goods vehicles access to no. 9A in the interest of highway safety.
(Section 9, NPPF)

- 7 No building shall be occupied 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)

- 8 Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable materials in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or

surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

(Section 9, NPPF)

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. 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.

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.