

## **Item No. 6**

<b>APPLICATION NUMBER</b>	<b>CB/18/01651/RM</b>
<b>LOCATION</b>	<b>Harlington Station Yard, Station Road, Harlington</b>
<b>PROPOSAL</b>	<b>Reserved Matters following Outline Approval CB/14/02348/OUT Redevelopment up to 45 residential units with associated amenity space, landscaping and parking provision. Demolition of existing bungalow.</b>
<b>PARISH</b>	<b>Harlington</b>
<b>WARD</b>	<b>Toddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Costin &amp; Nicols</b>
<b>CASE OFFICER</b>	<b>Caroline Macrdechian</b>
<b>DATE REGISTERED</b>	<b>10 May 2018</b>
<b>EXPIRY DATE</b>	<b>09 August 2018</b>
<b>APPLICANT.</b>	<b>W E Black Ltd</b>
<b>AGENT</b>	<b>W J Macleod Ltd</b>
<b>REASONS FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Parish Council Objection</b>  <b>Reserved Matters – Recommended for Approval</b>

### **Recommendation:**

That Planning Permission should 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 18-3465-10C, 18-3465-11, 18-3465-12B, 18-3465-13A, 18-3465-14B, 18,3465-15A, 18-3465-16A, 18-3465-17A, 18-3465-18A, 18-3465-19, 18-3465-20, 18-3465-21, 18-3465-22, 18-3465-23, and OS Site Location Plan.

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

- 2 No above ground building work shall take place until details of the materials to be used for the external walls, roofs, balconies, bin and cycle enclosure for Block A 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)

- 3 Prior to occupation a scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected, including the means of enclosing the private patio areas. The boundary treatment shall be completed in accordance with the approved scheme before the building(s) are occupied and be thereafter retained.

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

- 4 Full details of the design and materials of the 3 metre high acoustic fence to be provided along the western boundary of the site shall be submitted for approval in writing by the Local Planning Authority before the buildings are occupied. The acoustic fence hereby approved shall be erected prior to occupation and shall be retained thereafter.

Reason: To safeguard the appearance of the completed development and 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 The cycle parking stores shall be fully implemented before the development is occupied and thereafter retained for this purpose.

Reason: To ensure the provision of cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.  
(Section 94, NPPF)

- 7 The approved landscaping scheme, as set out on dwg. no. 18-3465-20 and 18-3465-21 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 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)

- 8 Prior to development, an Arboricultural Method Statement shall be submitted to the Local Planning Authority for approval, setting out details of the 'No Dig' car parking area construction, as being proposed as Option 3, (Section 5.15) of the Arboricultural Survey document, dated 16th April 2018, as prepared by Merewood Arboricultural Consultancy. Also to be included in the Arboricultural Method Statement is the access facilitation pruning required, as identified in Section 5.17 of the Arboricultural Survey. The approved Arboricultural Method Statement shall then be implemented in strict accordance with the required works specification and operational timings for this work.

Reason: To ensure the satisfactory protection of root systems and rooting medium, where there are construction requirements within the designated Root Protection Areas of retained trees, in order to maintain the health and stability of the trees in question, and to ensure a high standard of pruning work to facilitate development.

- 9 Prior to the commencement of development, all tree protective fencing and ground protection shall be installed in strict accordance with the Tree Protection Plan, dated April 2018 including Sections 5.19 and 5.20 Arboricultural Survey by Merewood Arboricultural Consultancy, dated 16th April 2018. The protective fencing and ground protection shall then remain securely in position throughout the entire course of development.

Reason: To ensure that a satisfactory standard of tree protection is maintained throughout the entire course of development, in order to maintain the health and stability of the trees in question.

- 10 Prior to occupation, full details of the means to upgrade Harlington Footpath No. 24, which should include construction details and where necessary boundary treatment details, shall be submitted to and approved by the Local Planning Authority. The scheme hereby approved shall be available for use prior to occupation of the development and retained thereafter.

Reason: In the interests of sustainability and to enhance access for residents (section 9, NPPF).

- 11 Notwithstanding the details contained in Sharps Redmore Acoustic Technical Note dated 11th December 2018, all habitable rooms facing the railway line shall be fixed shut for so long as the development remains in existence. Prior to above ground works, full details of the required mechanical ventilation in these aforementioned habitable rooms shall be submitted to the Local Planning Authority and approved in writing. The mechanical ventilation scheme hereby permitted shall be installed prior to occupation and retained thereafter.

- 12 Prior to occupation, full details of a parking management strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy hereby requested shall include details for maintaining an unobstructed access to the Railway Yard at the southern boundary of the site, as indicated on dwg. no. 18-3465-10A. The strategy shall be implemented in accordance with the approved details.

Reason: In the interest of retaining access to the adjacent yard (Section 9, NPPF).

- 13 Prior to occupation, a Residential Travel Plan setting out measures to reduce car travel and encourage sustainable travel modes shall be submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan hereby approved shall be implemented at first occupation and retained thereafter.

Reason: In the interests of sustainability (Section 9, 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. 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.
3. The details submitted with this application have satisfied the requirements of planning conditions 4, 10 and 13 of LPA reference CB/14/02348/OUT.
4. The applicant's attention is drawn to the comments provided by Network Rail in their email dated 01 June 2018, which reiterate the informatives set out in the outline decision (LPA ref. 14/02348/OUT dated 22nd November 2017).
5. 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.