



## TOWN AND COUNTRY PLANNING ACT 1990

### TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER

APPLICATION NO: 15/02705/REM Approval of Reserved Matters Application

To: Takeley LLP & David Wilson Homes C/O Westhall Estates  
c/o David Coles Architects Ltd - Mr A Wilkinson  
1 Cobbs Court  
High Street  
Olney  
Bucks  
MK46 5QN

**Bedford Borough Council *HEREBY APPROVES THE RESERVED MATTERS*** for the development as set out below in accordance with the application and plans validated on 11 November 2015.

**APPLICANT :** Takeley LLP & David Wilson Homes C/O Westhall Estates

**LOCATION :** Land East Of 2 Great Portway Great Denham Bedfordshire

**PARTICULARS OF DEVELOPMENT :**

All reserved matters for a commercial and residential mixed used development, with 500 sq/m (GIA) of use class D1, D2, A1, A2 and A3 uses (units 1 & 6 only), 6 self contained apartments, 15 car parking spaces, secure and open cycle storage, bin storage and associated infrastructure. Approval of conditions 9,18,19,20,27,28,29,30,37,38,39,40,42,45,46,47,48,49 and 50, pursuant to Outline permission 02/00787/OUT

**Failure to comply with the conditions overleaf may result in legal action. Please check these carefully as they may require the submission of and agreement to further details before any work commences.**

**PLEASE NOTE:** This permission is granted under the Town and Country Planning Act 1990. It does NOT confer permission that may be required under any other legislation; e.g. the Building Regulations. Therefore, the applicant is advised to check the need for further authorisation before starting work.



Signed:

P Rowland  
Assistant Director (Planning)

Permission Date: 18 January 2016

Borough Hall,  
Cauldwell Street, Bedford MK42 9AP  
Telephone (01234) 267422 Fax (01234) 718084

01. The development hereby approved shall be constructed in accordance with the approved plans and documents attached as a list to this decision notice. The proposed methods and undertakings set out in the approved plans and documents shall be implemented accordingly unless the conditions of this decision notice direct otherwise.
- REASON: For the avoidance of doubt and to ensure a satisfactory form of development.
02. Notwithstanding the submitted details, no development shall take place until details of the footpath link to Great Portway have been submitted to and approved in writing by the Local Planning Authority. The footpath link shown on the approved plans shall be constructed to base course level prior to the commencement of any other development on the site. The development shall not be occupied until the junction 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 in accordance with saved policy BE30(iv) and (vi) of the adopted Bedford Borough Local Plan 2002. The Local Planning Authority is satisfied that the timing of compliance is fundamental to the development permitted and that the permission ought to be refused unless the condition is imposed in this form.
03. Prior to the occupation of any building served by the road hereby permitted to serve the residential and commercial units a scheme of measures to provide for (1) the provision of restrictions on carriageway for unloading/loading on the carriageway and (2) a timetable of implementation, shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the scheme thereby approved shall be complied with in full.
- REASON: In the interests of the avoidance of congestion and of highway safety and in accordance with Policy BE30 of the Bedford Borough Local Plan.
04. No building shall be occupied until the scheme for car and cycle parking has been provided in accordance with the approved plans. The space shall thereafter be kept available for parking at all times.
- REASON: To ensure adequate provision for car parking space within the site to allow vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway in accordance with saved policy BE30(iv), (v) and (vi) of the adopted Bedford Borough Local Plan 2002, Bedford Borough Council Parking Standards for Sustainable Communities SPD 2014 and policy CP2 (vii) of the Core Strategy and Rural Issues Plan 2008.
05. Prior to the first occupation of any ground floor unit as identified on approved drawing number 14157(D)100 Revision A, a scheme for the display of advertisements and/or signs in any ground floor window facing onto the public highway shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the amount of window area covered by any advertisement or sign. The development shall thereafter be implemented in accordance with the approved details or particulars.
- REASON: To safeguard against visual amenity impacts and to deter anti-social behaviour. Inappropriate signage across vacant commercial frontages may give rise to a depressing outlook and attract unwarranted attention that may lead to property damage and a place where anti-social behaviour occurs. In accordance with saved Policy B30 (i, vii and ix) of the Bedford Borough Local Plan 2002 and Policy CP2 (iv) of the Core Strategy □ Rural Issues Plan 2008.

**IMPORTANT PLEASE NOTE THE FOLLOWING ADVICE :-**

In dealing with this application, the local planning authority, where possible, has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. The issues that were the focus of that process are set out below. Where it has not been possible, within the set time for dealing with the application, to achieve a positive outcome, the reasons for refusal or conditions imposed on any permission have been fully explained in this Notice.

Issues raised:

1. Design and layout
2. Car parking
3. Highway safety
4. Lighting
5. Compliance with the Great Denham Design Guide and Code

It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

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The applicant's agent has advised that a private firm will collect the commercial bins on site, so no commercial 'collection point' would be required. However, the applicant is advised that the domestic bins need to be purchased prior to any occupants moving in. In this regard the applicant should contact the Waste Services team: Recycling Support Officer, Environmental and Sustainable Communities, Bedford Borough Council, Borough Hall, Room 401, Cauldwell Street, Bedford, MK42 9AP. Tel 01234 718254 (ext. 47254). Web [www.bedford.gov.uk](http://www.bedford.gov.uk)

***Please note the application has been determined with the following policies taken into consideration and any relevant supplementary planning guidance:***

<b><i>Policy:</i></b> AD41	<b><i>Description:</i></b> Urban area boundary	<b><i>Document:</i></b> Allocations and Designations Local Plan
<b><i>Policy:</i></b> BE25	<b><i>Description:</i></b> Recording of Archaeology	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE29	<b><i>Description:</i></b> Promotion of Good Design	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE30	<b><i>Description:</i></b> Control of New Development	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE35	<b><i>Description:</i></b> Achieving Quality in Residential Layouts	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE37	<b><i>Description:</i></b> Overdevelopment	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE38	<b><i>Description:</i></b> On and Off Site Landscaping	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE39	<b><i>Description:</i></b> Landscaping Schemes	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE42	<b><i>Description:</i></b> Lighting	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE45	<b><i>Description:</i></b> Community Safety	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE48	<b><i>Description:</i></b> Accessible Environments	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> T015	<b><i>Description:</i></b> Transport Investment priorities	<b><i>Document:</i></b> East of England Plan 12 May 2008
<b><i>Policy:</i></b> U02	<b><i>Description:</i></b> Surface Water Drainage	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> U03	<b><i>Description:</i></b> Sewage Disposal	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> CP21	<b><i>Description:</i></b> Designing in quality	<b><i>Document:</i></b> Core Strategy & Rural Issues Plan

***Please note the following are the approved plan(s) detail(s):  
(If any further amendments are approved/refused following this decision you will need to check on our Website or contact the Local Planning Authority for details)***

<b>Plan type:</b> Proposed Elevations	<b>Plan ref:</b> :14157(D)110A	<b>V No:</b> V02A	<b>Received:</b> 06-Jan-16
<b>Plan type:</b> Proposed Elevations	<b>Plan ref:</b> :14157(D)111A	<b>V No:</b> V03A	<b>Received:</b> 06-Jan-16
<b>Plan type:</b> Proposed Floor plans	<b>Plan ref:</b> :14157(D)100A	<b>V No:</b> V04A	<b>Received:</b> 06-Jan-16
<b>Plan type:</b> Proposed Floor plans	<b>Plan ref:</b> :14157(D)101A	<b>V No:</b> V05A	<b>Received:</b> 06-Jan-16
<b>Plan type:</b> Cycle Parking and Storage	<b>Plan ref:</b> :14157(D)112A	<b>V No:</b> V08A	<b>Received:</b> 06-Jan-16
<b>Plan type:</b> Street Scene	<b>Plan ref:</b> :14157(D)130A	<b>V No:</b> V09A	<b>Received:</b> 06-Jan-16
<b>Plan type:</b> Street Scene	<b>Plan ref:</b> :14157(D)131A	<b>V No:</b> V10A	<b>Received:</b> 06-Jan-16
<b>Plan type:</b> Boundary Treatment	<b>Plan ref:</b> :14157(D)140A	<b>V No:</b> V11A	<b>Received:</b> 06-Jan-16

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<b>Plan type:</b> Surfacing	<b>Plan ref:</b> :14157(D)150A	<b>V No:</b> V25	<b>Received:</b> 06-Jan-16
<b>Plan type:</b> Lighting Details	<b>Plan ref:</b> :R1602-E-EXT-230 D	<b>V No:</b> V15A	<b>Received:</b> 06-Jan-16
<b>Plan type:</b> Roof Plans	<b>Plan ref:</b> :14157(D)102	<b>V No:</b> V06	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Cross Section Proposed	<b>Plan ref:</b> :14157(D)120	<b>V No:</b> V07	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Construction Management Plan	<b>Plan ref:</b> :14157(D)200	<b>V No:</b> V12	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Landscaping Scheme	<b>Plan ref:</b> :325 11D	<b>V No:</b> V13	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Archaeological Report	<b>Plan ref:</b> :P1 ARCHAEOLOGY PLAN	<b>V No:</b> V14	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Design and Access Statement	<b>Plan ref:</b> :P2	<b>V No:</b> V16	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Planning Statement	<b>Plan ref:</b> :P3	<b>V No:</b> V17	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Noise report	<b>Plan ref:</b> :DLW/6920	<b>V No:</b> V18	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Construction Management Plan	<b>Plan ref:</b> :P4	<b>V No:</b> V19	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Sustainability Statement	<b>Plan ref:</b> :R1602 2	<b>V No:</b> V20	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Desk study report	<b>Plan ref:</b> :R/151206/001/REV001	<b>V No:</b> V21	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Location Plan	<b>Plan ref:</b> :14157(D)097	<b>V No:</b> V01	<b>Received:</b> 11-Nov-15
<b>Plan type:</b> Drainage scheme	<b>Plan ref:</b> :15-118 DR.1 2	<b>V No:</b> V22	<b>Received:</b> 30-Nov-15
<b>Plan type:</b> Archaeological Report	<b>Plan ref:</b> :P5	<b>V No:</b> V23	<b>Received:</b> 30-Nov-15
<b>Plan type:</b> Construction Management Plan	<b>Plan ref:</b> :P6	<b>V No:</b> V24	<b>Received:</b> 30-Nov-15

**Date Determined by Officers (Delegated) 18 January 2016**

**Appeals:** To make an appeal online go to <http://www.planningportal.gov.uk/planning/appeals/>. Alternatively to submit by post please contact the Planning Inspectorate Customer Support Team on 0303 444 5000 or email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) to obtain paper forms and advice. **The applicant has a right to appeal against the Local Planning Authority's (LPA's) decision in accordance with the following:**

Householder Planning Applications	Other Planning Applications
12 weeks from the date of the decision notice.	6 months from the date of the decision notice, or  6 months from the expiry of the period which the LPA had to determine the application.
However, if an enforcement notice has been served for the same or very similar development the time limit is:  28 days from the date of the LPA decision if the enforcement notice was served before the	However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:  28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not

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<p>decision was made yet not longer than 2 years before the application was made.</p> <p><b>28 days</b> from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks).</p> <p>NB – if the LPA has failed to determine your householder planning application or you are appealing against the grant of permission subject to conditions to which you object, or your Householder application has an accompanying Listed Building application then please follow the time limits for <b>Other Planning applications</b>.</p>	<p>longer than 2 years before the application was made.</p> <p><b>28 days</b> from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).</p> <p>NB – the LPA determination period is usually 8 weeks (13 weeks for major developments and 28 days for non-material amendment applications). If you have agreed a longer period with the LPA, the time limit runs from that date.</p>
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