

# Development Management

## Central Bedfordshire Council

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**Your Ref**  
**Date** 03 March 2023

### Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

## NOTICE OF APPROVAL OF RESERVED MATTERS

**Application Number:** CB/22/02964/RM  
**Application Site:** Clay End Farm, High Street, Sutton, Sandy, SG19 2NE  
**Proposed Development:** Reserved Matters: following Outline Application CB/19/03550/OUT (Demolition of the farmyard buildings and the erection of 5 dwellings and associated development. All matters reserved except for access to High Street) Approval of reserved matters details of the appearance, landscaping, layout and scale of the development

### 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.

The Council as the Local Planning Authority hereby gives notice of its decision to **APPROVE** the reserved matters specified above in respect of the outline Planning Permission **CB/19/03550/OUT** dated 17/01/2020 (and to which this notice should be attached), subject to the following conditions:

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter 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.

- 2 No development shall take place until a licence is issued by Natural England authorising the specified activity/development to go ahead; or until a statement in writing has been received from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence. A copy of the license and/or statement shall be available upon request for the duration of the construction period.

Reason: To ensure that the development would not adversely impact upon protected species, in accordance with Policy EE2 of the Central Bedfordshire Local Plan (2021).

- 3 Prior to any above ground construction, details of the materials to be used for the external walls, roofs, windows and doors of the development hereby approved shall be 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, in accordance with Policy HQ1 of the Central Bedfordshire Local Plan (2021).

- 4 Prior to any above ground construction, details of the existing and final ground and slab levels of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings, in accordance with Policy HQ1 of the Central Bedfordshire Local Plan (2021).

- 5 The construction of the development, including worker parking provision and vehicular turning area, shall be carried out in accordance with the details as shown on drawing no. 21004-EArch-PL-XX-DR-A-0113-P03, as submitted in accordance with Condition 4 of LPA ref. CB/19/03550/OUT.

Reason: In order to ensure the safety and convenience of users of the highway the premises in accordance with Policy T2 of the Central Bedfordshire Local Plan (2021).

- 6 The vehicular parking areas, cycle storage, refuse storage, refuse collection points, and vehicular turning areas, as shown on the submitted plans, shall be provided prior to the first occupation of the proposed dwellings, and shall be retained in perpetuity.

Reason: In the interests of highway safety and the amenity of the development and surrounding area, in accordance with Policies HQ1 and T3 of the Central Bedfordshire Local Plan (2021)

- 7 All ecological enhancements shall be carried out in accordance with the details contained in the January 2023 Ecological Enhancement Strategy (project no. 121621, version 6.0, written by MKA Ecology Ltd).

Reason: In the interest of securing net biodiversity gains, in accordance with Policy EE2 of the Central Bedfordshire Local Plan (2021).

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers  
21004-EArch-PL-XX-DR-A-0113-P03; 21004-EArch-PL-XX-DR-A-0112-P03;  
21004-EArch-PL-XX-DR-A-0111-P03; 21004-EArch-PL-XX-DR-A-0110-P03;  
21004-EArch-PL-XX-DR-5-0120-P01; 21004-EArch-PL-XX-DR-4-0120-P01;  
21004-EArch-PL-XX-DR-3-0120-P01; 21004-EArch-PL-XX-DR-2-0120-P01;  
21004-EArch-PL-XX-DR-1-0120-P01; N1153-ONE-ZZ-XX-DR-L-0201-P08;  
N1153-ONE-ZZ-XX-DR-L-0601-P08; 21004-EArch-PL-XX-DR-0120-P01;  
21004-EArch-EX-XX-DR-A-0010-P01;21004-EArch-EX-XX-DR-A-0005-P01

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

## NOTES TO APPLICANT

**The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website:**

**[https://www.centralbedfordshire.gov.uk/directory\\_record/43223/application\\_for\\_approval\\_of\\_details\\_reserved\\_by\\_condition](https://www.centralbedfordshire.gov.uk/directory_record/43223/application_for_approval_of_details_reserved_by_condition)**

- 1 Please note that the conditions which were attached to LPA ref. CB/19/03550/OUT must still be adhered to.

*Andrew Davie*

**Andrew Davie  
Assistant Director - Development Infrastructure**

Date of Issue: 03 March 2023

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

#### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice\*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier\*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice\*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK

## TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

### **Notification of intention to submit an appeal**

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

Complete the following:

The appeal will be against: Central Bedfordshire Council
for: ..... <i>(insert reason for appeal e.g. refusal, failure to decide or appealing against conditions)</i>
Appellant(s) name: .....
Site Address: Clay End Farm, High Street, Sutton, Sandy, SG19 2NE
Description of development: Reserved Matters: following Outline Application CB/19/03550/OUT (Demolition of the farmyard buildings and the erection of 5 dwellings and associated development. All matters reserved except for access to High Street) Approval of reserved matters details of the appearance, landscaping, layout and scale of the development
Planning application number: CB/22/02964/RM
Likely submission date of appeal: .....
Proposed duration of inquiry in days: .....

### **Next steps:**

1. Complete the above fields
2. Save this document
3. Attach to an email and send to the Local Planning Authority and also the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk))
4. Submit your appeal via the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) not less than 10 working days after sending this notification.