

Item 7 (Pages 39-64) – CB/16/05229/OUT – Land west of Bedford Road, Lower Stondon

Amended Recommendation

Approve subject to s106 and to receipt of any new material representations received from additional consultations currently underway and due to expire on 8th June 2017.

Additional Consultation/Publicity Responses

Three further letters of objection and a video have been received from neighbours, which raise the following issues:

- Increase in traffic
- No connection to Arlesey Station
- Outside village framework
- Local shops / doctors / schools not able to cope
- Loss of farming land
- Encroach into local countryside
- No walking access to facilities
- Council now has a 5 year land supply

Additional consultations have gone out to Henlow Parish Council, Ickleford Parish Council (in North Herts), North Herts District Council and Hertfordshire County Council. Awaiting comments.

Additional Comments

In terms of the additional neighbour representations, these matters do not raise any additional matters that have not been addressed previously in the officer's report, where material.

Additional/Amended Conditions/Reasons

Amended planning condition 13, which currently reads as:

The dwellings hereby permitted shall not exceed 2 storeys in height, and will consist of a mixture of 2 and 1.5 storeys alongside existing houses on the northern and eastern boundaries of the site.

Reason: To ensure that the site is not overdeveloped and that the character and visual appearance of the area is not adversely affected
(Section 7, NPPF)

Add 'In the ratio of 25%/75%' after word 'storeys' to make the wording of the planning more precise.

Amended condition 16, which currently reads as:

No development shall take place until details of the junction between the proposed estate road and the highway have been submitted to and approved in writing by the

Local Planning Authority. No building shall be occupied until that 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 of the proposed estate road. (Section 4, NPPF). This is a pre-commencement condition as the details of the junction need to be agreed before construction of the road begins.

Add 'and footpaths and associated traffic calming and street lighting on Bedford Road' after the word highway and after the phrase 'until that junction', to avoid any doubt.