

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 28 FEBRUARY 2018

Item 6 (Pages 15-36) – CB/17/05913/FULL – Land at Taylors Road, opposite Aspen Gardens, Stotfold, Hitchin, SG5 4AX

Additional Consultation/Publicity Responses

External Consultees:

1. Environment Agency (09/02/18) – No Objection, subject to the imposition of conditions for relevant remediation strategies and verifications reports to be supplied.

N.B. These conditions were also recommended by the Councils Pollution Officer and such conditions are included already in the Officers recommendation report to committee.

2. Anglian Water (29.01.18)- No Objection, subject to the imposition of a condition to secure an appropriate drainage strategy and relevant informative.

N.B. This condition has been secured by condition 10 on the original officers report.

Other Representations:

1. 2 Juniper Mead (09.02.18) – Concerns raised that the existing developments by Taylor Wimpey are not yet complete. In addition recommends that the scheme plan for renewable energy opportunities and enhancement to public rights of way. Unconvinced by traffic survey results and concern over parking provision and impact of development on local health services.
2. 73 Astwick Road (07.02.18)- Objects (in summary), due to inappropriate location, increased traffic generation, Strain on local services, insufficient parking, amenity impact and commercial should be retained.

Additional Comments

Amendment required to paragraph 5.3, last sentence of Officers recommendation report which should not have referred to reserve matters. Revised below:

Climate Change

Policy DM1 requires all development above 10 dwellings to deliver 10% of the development's energy demand from renewable or low carbon sources. The proposed development is over the policy threshold. Policy DM2 requires all new residential development to meet CfSH Level 3. The energy standard of the CfSH Level 3 is below standard required by the Part L2013 of the Building Regulations. All new development should therefore as minimum comply with the new Part L2013 of the Building Regulations and deliver 10% of their energy demand from renewable sources to meet requirement of policy DM1. The Councils Sustainability Officer would wish to encourage the developer to achieve a higher energy efficiency standard than this prescribed by the 2013 part L of the Building Regulations, as energy efficient

fabric leads to lower energy demand and smaller renewable energy installation to satisfy the requirement of policy DM1. If the proposal were considered otherwise acceptable, such matters could be controlled by condition. As such, the proposal would conform with policies DM1 & DM2 of the Core Strategy for the North and Section 10 of the NPPF.

Additional Informative

6. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.”

Item 7 (Pages 37-54) – CB/17/05230/RM – Land North East of Walnut Close, Blunham, MK44 3NB

Additional Consultation/Publicity Responses

1. Anglian Water (12.02.18)- No Comments to make, below the threshold for comment.

Other Representations:

2 The Barns (26.02.18) – Objections still retained.

3 The Barns (27.02.18)- Objects still retain in respect of the following (in summary):

- First floor accommodation removed from properties along northern boundary but height remains the same, resulting in visual intrusion and not in accordance with outline parameters
- Reduced visitor parking provision to the detriment of existing residents
- Construction related issues
- Concerns over implementation of footpath beyond the site to link to Walnut Close
- Landscape buffer along northern edge insufficient
- No details of maintenance of the buffers

Additional/Amended Conditions

Revision to the following conditions with updated revised plan numbers following minor variation to landscaping and SuDs:

Cond 6:

The development shall not be occupied or brought into use until the parking, turning areas, road and footpaths shown on Drawing No. 001 Rev F has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway and appropriate accessibility. (Policy DM3 of the Core Strategy for the North and Section 4, NPPF)

Cond 7:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A17-092-SL001 - Site Location Plan, A17-092-PL001 Rev F - Proposed Site Plan, A17-092-PL002 Rev A - Proposed Plot 1 - House Type A, A17-092-PL003 Rev B - Proposed Plot 2 - House Type B, A17-092-PL004 Rev D - Proposed Plots 4 & 5 - House Type C, A17-092-PL005 Rev C - Proposed Plot 7 - House Type D, A17-092-PL006 Rev C - Proposed Plots 8 & 9 - House Type E, A17-092-PL007 Rev B - Proposed Street Sections, A17-092-PL008 Rev B - Proposed Plot 3 - House Type B, A17-092-PL009 Rev C - Proposed Plot 6 - House Type C, A17-092-PL012 Rev B - Proposed Street Elevations, 28193/61 Rev P2 - Vehicle Swept Path & Forward Visibility, 28193/53 Rev P3- SuDs scheme and calculations dated Feb 2018, WCB-01 Rev C- Landscape Proposals, Design & Access Statement dated 05.02.18 & Biodiversity Enhancement Scheme Nov 2017.

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

Item 8 (Pages 55-70) – CB/17/00442/VOC – Land rear of 7-37 Barton Road, Gravenhurst, Bedford, MK45 4JP

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

Informative

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.

Item 9 (Pages 71-86) – CB/17/02615/OUT – Pinehurst, 17A Ivel Road, Shefford, SG17 5LB

Additional Consultation/Publicity Responses

The Community Spending Officer recommends a financial contribution of £57,728.88 towards refurbishment of Stotfold Town Memorial Association building. The building is undergoing a phased refurbishment and transformation to provide a much needed

hireable space and community facility to service the needs of the Shefford which has experienced significant housing growth over the last few years.

A contribution to Phase 2 of the STMA refurbishment requires initial ground works and 3 pitched rooves. The intention being to re-orientate the space to provide the following

- The front bar will be made into a games room;
- This then frees up the existing snooker room with the intention of creating a family-friendly area consisting of a back bar, a coffee shop and seating area and potentially a small area for 2 or 3 computers/consoles.

Additional Comments

The site is located adjacent to the STMA land and building which is to the west of the site. The development proposal will have impact on existing infrastructure and the Spending Officer has provided adequate justification and projects where this contribution can be allocated. The relevant CIL tests have therefore been satisfied and the applicant has agreed to this contribution.

Additional/Amended Conditions

That, in addition to other financial contributions that this contribution also be secured as part of a S106 agreement.

Landscape Plan

Prior to first occupation of the buildings hereby approved full details on a suitably scaled plan of both hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out and retained as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure;
- b) existing and proposed finished levels and finished floor levels.
- c) planting plans, including specifications of species, sizes, planting centres, planting method and number and percentage mix;
- d) details for all external hard surface within the site, including roads, drainage detail and car parking areas.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

Landscape Implementation

All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of

similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

Informative

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.

Item 10 (Pages 87-92) – CB/17/06001/FULL – Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BP

Additional Consultation/Publicity Responses

The applicant has provided the following additional information in respect of the requirements for the proposed development:-

Barn 1 is part replacement for the two barns which will be demolished to allow it to be built. The existing barns are constructed from cast iron sheeting and in very poor condition and are not secure. The frames are not substantial enough to take the cost of upgrading or would in the end result in a suitable modern building. The proposed building (Barn 1) would be used for maintenance of machinery etc. Currently this is done out in the open.

Barn 2 is to provide storage of modern tractors and equipment that are too big and too high to fit in any of the other sheds available at Water Lane Farm. The remainder of the barn would be used for hay storage, seed and fertilizer. Up to three and half thousand bales of hale are cut on the farm.

Additional Comments

None.

Additional/Amended Conditions

Informative

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.

Item 11 (Pages 93-110) – CB/17/05250/FULL – Land to South West of Higham Cottages, Higham Road, Higham Gobion

Additional Consultation/Publicity Responses

Landscape Officer - Having revisited site and surrounds landscape concerns stand regarding submitted proposals and are not acceptable: detrimental visual impact on landscape character and local visual amenity.

No.2 Higham Cottages – “I attach photos of skid marks made this morning which may help clarify my concerns about the omissions from the track plans of this application. The skid marks start near the field entrances and go across the centre line. They start when the driver first reacts to seeing the dustbin lorry stopped at No.1. As with most drivers the first reaction is to swerve across the road and, hopefully, pass the parked vehicle without the inconvenience of stopping. In this case, and many others we have seen over the years, something unseen was coming the other way and forced the emergency braking. This I hope clarifies the poor visibility problem. The last near miss was exactly this when a large and powerful car just managed the swerve by causing the oncoming tractor and trailer to do an emergency stop.”

Additional Comments

Clarification of Call In – Called in by Cllr Alison Graham for the following reason:

“The enormous grain store with 2 metre steel fence is out of proportion to the open rural site and Victorian cottages opposite. 60mph road already has accident liability. 15.400 m. vehicles need 6 seconds to turn and 6.610m kerb to kerb turning circle. Runoff water is to go into existing water course – this brook below the site has native cray fish in it which would be at risk”.

Additional/Amended Conditions

Inclusion of the following informatives as requested by the highways officer:

The applicant is advised that in order to comply with Condition 5 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278/small works of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements.

You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. E-mail highwaysagreements@centralbedfordshire.gov.uk

The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained by this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx> or contact Central Bedfordshire Council Tel: 0300 300 8301.

The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to follow this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx> or contact Central Bedfordshire Council Tel: 0300 300 8301. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

The applicant is advised that in order to achieve the vision splays in condition 6 of the permission it may be necessary for vegetation overhanging the public highway to be removed. Prior to the commencement of work the applicant is advised to use this link on the Council website

<http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx>

or contact Central Bedfordshire Council Tel: 0300 300 8301 to request the removal of the overhanging vegetation on the public highway.

Item 12 (Pages 111-128) – CB/17/04638/FULL – Public Convenience, Duck Lane, Woburn, MK17 9PT

Additional Consultation/Publicity Responses

Further consultation responses from:

39 Timber Lane
36 Leighton Street
3 Howland Place
5 Bloomsbury Close
3 Timber Lane
3 Duck Lane
Woburn Parish Council

All additional responses received refer to issues which have already been raised by existing neighbour consultation responses and are covered within the report.

Additional Comments

Revised recommendation as follows: Recommended for Approval subject to the consultation not raising any new issues.

Consultation period is due to expire 05/03/2018.

Additional/Amended Conditions

None.

Item 13 (Pages 129-142) – CB/17/05966/VOC – Former Pig Testing Unit, Hitchin Road, Stotfold

Additional Consultation/Publicity Responses

1 further neighbour objection received from a purchaser of one of the apartments:

- Having bought one of the apartments last year partly on the basis that we would be in an environment of a similar age group we are disappointed to learn that the developers are going ahead with an application to remove this restriction. No one from the developers has either informed us of this action or indeed asked us for our views. Similarly we've had no contact from anyone at Central Beds and as we don't live in the area yet we weren't likely to see any published public notices.
- The developers application claims that the age restriction is hindering sales but why go ahead with that part of the development in the first place if you weren't confident of the market. We have literally bought into the concept - why shouldn't the developers continue to do so.

Additional Comments

The removal of the age restriction condition brings the 19 apartments into the open market, allowing occupation by any who choose to purchase. The original application was subject to a S106 agreement requiring obligations for local infrastructure, in respect of education contributions these units would not have been included due to the occupation requirements. Should permission be granted and the condition removed the apartments would likely have increased impact on education infrastructure and therefore it is considered necessary to require financial contributions for education projects as a result.

On the basis of these 19 apartments, education contributions amount to the following:

EY	£11,925.27
Lower	£39,750.90
Middle	£39,999.02
Upper	£49,049.40
Total	£140,724.59

These contributions are considered appropriate and necessary to make the scheme acceptable in planning terms. Therefore the recommendation is altered to require the completion of a Deed of Variation to include the Education Contributions.

Additional/Amended Conditions

None.

Item 14 (Pages 143-150) – CB/17/06061/FULL – 14 Verne Drive, Ampthill, Bedford, MK45 2PS

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 15 (Pages 151-158) – CB/17/05981/FULL – 203 Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BJ

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 16 (Pages 159-170) – CB/18/00077/FULL – Co-Op Supermarket, High Street, Houghton Regis, Dunstable, LU5 5QT

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.