

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – Date 06/12/2017

Item 6 (Pages 13-34) – CB/17/3883/FULL – Existing Public Car Park, St Andrews Place, Church Street, Ampthill, Beds, MK45 2EW

Additional Consultations

N/A

Additional Comments

Additional comments have been received from residents objecting to this proposal. Comments are summarised as:

- Further reduction to 12 public spaces is unacceptable.
- Improper to not secure the provision of a free car park legally.
- The Town Council are willing to operate a free car park.
- A free car park would alleviate pressures within other public car parks.
- Harm to the vitality of Ampthill Town Centre.
- Harm to the character of the area, including the Conservation Area.

One of the above mentioned objections also raises concern with regards to this application representing an additional 'phase' to the original, comprehensive, development. As such, it is suggested that affordable housing should be sought.

The comprehensive development has been completed and the associated car park has been operating since October 2015. As such, it is Officer opinion that this proposed development can not be regarded as an additional phase to the original development.

For reasons mentioned within the Officer report, it is therefore not reasonable to secure affordable housing at the site.

An additional response has also been received from the applicant addressing objections received. Comments are summarised as:

- The car park was attributed a positive value for the original, comprehensive scheme. As such, it did not result in reduced affordable housing provision.
- A Car Park Management Plan secured a maximum fee for use of the facility. It was not intended to be a free facility.
- The car park has been completed to high standards, but has been significantly underused.
- Initiatives to increase occupancy included; directional signage, reduction in charges, online advertisement, leafleting and discussions with the Council to query road layout alterations to increase use.
- The car park is not viable.

- 12 spaces would meet the maximum average daily occupancy.

Additional Informative

10. 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 7 (Pages 35-56) – CB/16/02971/OUT – Land at Chapel End Road and London Lane, Houghton Conquest

Additional Consultations

N/A

Additional Comments

The recommendation should say – outline planning application – approve subject to a completed S106 agreement.

Item 8 (Pages 57-70) – CB/17/04022/OUT – 12 North Lane, Haynes

Additional Comments

The following Reason for Recommendation was omitted from the agenda's officer's report:

Reason for Recommendation:

The application site is adjoining and closely related to the existing settlement envelope for Haynes and is considered to be a sustainable location for planning purposes. The proposal is contrary to Policy DM4 of the Core Strategy and Development Management Policies Document but would not result in any harmful impact on the character and appearance of the area. The proposal is considered acceptable in terms of highway safety and archaeological impact and therefore accords with Policy DM3 of the Core Strategy and Development Management Policies Document. The development would enable the delivery of a replacement orchard to enhance the local habitat thus considered to add weight in favour of the development and therefore the proposal is considered to be acceptable in accordance with the objectives of the NPPF

Report amendments:

1. Page 59 within the Site Location paragraph, the last paragraph should read:
The site is located abutting the defined settlement envelope for Haynes, lies within the Greensand Ridge Nature Improvement Area and contains a Habitat of Principal Importance as being an orchard.
2. Page 63 paragraph 1.5:
Social

The provision of housing is a benefit of the scheme which should be given significant weight. Furthermore Haynes is regarded as a large village which has access to a number of services identified in the previous paragraph. The village is served by a bus service which stops on Bedford Road directly opposite the site. Therefore the village can be regarded as a sustainable location and it is considered that the settlement offers services and facilities that can help to accommodate the growth resultant from this scheme. Nearby services are considered to be accessible for new residents. Given that the scheme is for less than 10no dwellings, the Council is unable to secure contributions to local infrastructure in accordance with national policy.

3. Remove paragraph 1.6.2

Item 9 (Pages 71-78) – CB/17/04334/FULL – Caldecote House, 8 Caldecote Green, Upper Caldecote, Biggleswade, SG18 9BX

Additional Consultations

Northill Parish Council object to the application because it proposes a permanent building when a temporary building would be more acceptable as it would only be used for part of the year.

Additional Comments

For the reasons outlined in the Officer Committee Report the proposed building is considered to be acceptable in planning terms.

Additional Informative

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