

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 03 APRIL 2019

Item 5 – CB/18/01653/OUT – Waterhall Cottage, Wavendon Road, Salford, Milton Keynes, MK17 8AZ

Additional Consultation/Publicity Responses

A further consultation response has been received from a neighbour confirming their support for the application.

The applicant has submitted a further statement in response to the Parish Council objection which, in summary, states the following:

There have been a number of commercial and changes of use of Water Hall Cottage over the past thirty years and none of these appear to be the allotments.

The commercial and change of use history of Water Hall Cottage as far as we can trace is as follows:

1. Major house extension ref 13-05-1991 25/MB/91/172
2. Van courier business 10-3-1994 ref 94/00310
3. Restaurant A3 & parking bays for 25 cars 30-11-95 ref 95/1291
4. Offices B1 23-10-1997 ref MB97/01508

The above uses were all businesses that had associated in- and outgoing traffic to the cottage, including the Offices B1 which were developed and used by the previous owner. This business was large enough for a number of staff and clients to use the car park – it was not a homeworking situation.

The allotments that the Parish Council letter refer to were not featured in any images shown for the above businesses so, as far as I am aware, could not have been featured at the cottage for more than thirty years.

In addition, the Central Bedfordshire Council website states the following reason for there not being any allotments in Salford village:

Lack of provision means that there are gaps in access to existing facilities and quantitative deficiencies. No unmet demand identified.

Auto Tech Studio has been located at Water Hall Cottage since September 2007. There has been a daily average of 3-8 customer vehicles being driven in and out of the property without a single complaint being raised by residents, or the Parish Council.

The applicant has provided a list of re-assurances addressed to both CBC and Hulcote & Salford Parish Council in regard to deliveries to and from the site,

highways access, light pollution, on site parking, deliveries, surrounding commercial uses and qualifications of the operator. The applicants original agent had presented the plans to the parish council previously and understood that this was well received in principle.

Proposed building would be two storey and has been measured so that it won't be visible within the streetscene apart from a small part of the apex roof. Commercial building on the adjacent site is much larger and more dominant. Design of the building is modern and sympathetic to the landscape. In addition, the building has been moved out of the flood zone.

The combined population for Hulcote and Salford is around 190 people. This development has had the support of 135 neighbours who are in favour, only 4 have objected.

Roadside hedge was removed as many areas were either dead or diseased and were falling into the site and on to the road, the boundary fence was erected in 2016 and it is understood the adverts to the site did not require planning consent. No more than 5 personal vehicles have been sold from the site over the last 11 years.

Trees along the northern boundary were damaged in a storm and were not protected by a TPO as such they were removed, it is the plan to replant these along with other trees within the grounds of the property once the work to construct the new workshop has been completed.

The applicant does not believe that they have flouted any planning regulations to date and has not had any enforcement cases raised for this site by the council.

Item 6 – CB/18/04467/RM – 9A Silsoe Road, Maulden, Bedford, MK45 2AX

Additional/Amended Conditions

Condition 9 to be removed following the late submission of a parking and turning plan which Highways are satisfied with.

Condition 1 to be altered to include parking and turning plan ref: PL01 Rev C.