

**Central
Bedfordshire
Council
Priory House
Monks Walk
Chicksands,
Shefford SG17 5TQ**



**TO EACH MEMBER OF THE
DEVELOPMENT MANAGEMENT COMMITTEE**

27 April 2010

Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - Wednesday 28 April 2010

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the following additional report(s) which the Chairman has agreed to take as an urgent item of business:-

Late Sheet

3 - 12

The late sheet advising of any additional consultation, publicity, responses, comments and proposed additional / amended conditions.

Should you have any queries regarding the above please contact Democratic Services on Tel: 0300 300 4032.

Yours sincerely

Martha Clampitt,
Democratic Services Officer
email: martha.clampitt@centralbedfordshire.gov.uk

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LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE 28/04/2010

SCHEDULE A - REFUSAL

Item 9 (Page47-52) CB/10/00695/FULL-14 Ridgeway Road, Brogborough, Bedford, MK43 0YA

Additional Consultation/Publicity Responses

An additional letter has been received from Brogborough Parish Council dated 20/04/10

Additional Comments

The description of the property has wrongly referred to a two storey projection to the rear of the property as an extension. This is not the case. 14 Ridgeway Road, Brogborough is a semi detached property with a red plain tile roof and is constructed in red brick. To the rear the property has a two storey rear extension with a single storey lean to section attached. Ridgeway Road is characterised by semi-detached pairs of the same style and age.

Please also see Appendix 1

Additional/Amended Conditions

None

Item 10 (Page 53-60) CB/10/00476/FULL – 25 High Street, Sandy

Additional Consultation/Publicity Responses

None.

Additional Conditions

None

Additional Informatives

None

SCHEDULE B – APPROVAL

Item 11 (Page61-74) CB/09/07055/OUT– Land adjoining 67 London Road, Sandy

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 12 (Page 75-98) – CB/09/06991/OUT – Former BTR Site, London Road, Dunstable.

Additional Information

The applicants advise that the detailed design of the hotel is currently being worked up and, should permission be granted, it is their intention to hold a pre-application meeting with officers as soon as possible after the permission is issued (following completion of the S106 Agreement). They wish to move forward quickly with this element of the scheme to take advantage of active occupier interest.

Additional Consultation/Publicity Responses

Education Officer – Based on 64 dwellings, of which:
10 x 2 bed flats - half product (10/2 = 5 full product dwellings)
10 x 2 bed houses - full product
31 x 3 bed houses - full product
13 x 4 bed houses - full product

= 59 full product dwellings

$59 * 0.06 * £11,522 = £40,787.88$

$59 * 0.20 * £11,522 = £135,959.60$

$59 * 0.16 * £17,772 = £167,767.68$

Total required education contribution = £344,515.16

Education contribution required of £344,515.16 toward nursery, lower and upper school provision. We do not wish to agree a reduced contribution for education until such time as a decision has been made by CMT on the report regarding a flexible approach towards implementation of the Council's adopted Planning Obligations Strategy. There is an unresolved issue in relation to this over how the Council will fund additional school places required as a result of new housing if we do not receive the required level of contributions from developers/RSL's. Nor would we agree to a pooled contribution for education and other areas, the split of which will be determined at a later date. The total contribution required for education should be for that purpose alone and will not be subject to reduction or negotiation between other areas upon receipt.

Highways Officer – Recommends conditions.

Amended Recommendation

That planning permission be granted subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure

- provision of affordable housing;
- the practical completion of the proposed hotel building before occupation of any of the market housing;
- the payment of pooled financial contributions towards education and public open space;
- the submission of parameter plans that define the land uses and build zones (phases) of the proposed development together with a scheme for design coding for each zone (phase); and,
- provision of a footpath/cycleway linking the proposed housing site to Southwood Road/Norfolk Road and associated landscaping works to the existing bund,

and to delegate issuing of the planning permission (with any required amendments/additions to the S106 Agreement and conditions) to the Head of Development Management (South) or the Team Leader Major Applications, subject to the following:

Amended/Additional Conditions

Delete Condition 7 and re-number remaining conditions accordingly.

19. The application for the approval of the reserved matters in respect of any phase of the development hereby permitted shall be in accordance with the parameters described in the Design and Access Statement submitted with the outline application and the parameter plans that form part of this permission.

REASON: To comply with Article 3 of the Town and Country (General Development Procedure) Order 1995 (as amended) and to avoid doubt.

23. The driveway length in front of any garages shall be at least 6.0m as measured from the garage doors to the highway boundary.

REASON: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

24. Development shall not begin until the detailed plans of the proposed carriageways, footways and verges, in accordance with the Design Guide For Central Bedfordshire - Design Supplement 7 (Movement, Streets and Places) have been approved by the Local Planning Authority and no building shall be occupied until those carriageways, footways and verges which provide access have been constructed (apart from final surfacing) in accordance with the approved details.

REASON: To ensure that the proposed roadworks are constructed to an adequate standard.

25. Development shall not begin until the detailed parking provision within the development, in accordance with the Design Guide For Central Bedfordshire - Design Supplement 7 (Movement, Streets and Places), has been approved by the Local Planning Authority and no building shall be occupied until that provision has been made in accordance with the approved details. The following parking standards shall apply:

- 1.25 spaces for 1 bedroom dwellings;
- 2.25 spaces for 2 and 3 bedroom dwellings;

- 3.25 spaces for 4 bedroom dwellings.
REASON: To ensure provision of car parking in the interest of the safety and convenience of road users.
26. There shall be no restriction on the use of the car parking spaces shown on the approved plans by occupiers of, or visitors to, any of the buildings hereby permitted.
REASON: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.
27. This permission relates only to the details shown on the Site Location Plan and Drawing Nos. JKK4575/100A and JKK4575/101A received 17/12/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Item 13 (Page 99-106) – CB/10/00391/VOC – 17 The Russell Centre, Coniston Road, Flitwick

Additional Consultation/Publicity Responses

None

Additional Comments

None

Deleted Conditions

Condition 2 has been deleted as the details of the odour suppression equipment have been submitted, approved and installed.

Amended Conditions

- 3 The approved kitchen ventilation system, together with any other external plant, machinery and equipment installed or operated in connection with this permission, shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured or calculated according to BS4142:1997, at the boundary of any neighbouring noise sensitive premises.
Reason: To protect neighbouring residents from any adverse impact from noise arising from the kitchen extract ventilation system or other external plant on the premises.
- 4 The premises shall only be open to customers between the hours of 7am to midnight on Mondays to Sundays, and open solely for the purpose of making deliveries to customers between midnight and 3am on Saturdays and Sundays.
Reason: To safeguard the amenities which the occupiers of nearby properties might reasonably expect to enjoy.

Item 14 (Page107-116) – CB/10/00580/SE73–Land At Goldfinch Drive, Sandy

Additional Consultation/Publicity Responses

Further letter of support for the application, stating that since the erection of the play area life is being continually disrupted. The noise levels are intolerable therefore having to keep windows closed; younger children no longer use the facilities now the bigger children frequent the area; you constantly feel like your being watched and nothing is private, it makes us feel that our properties are vulnerable, as people are aware when you are not at home and inappropriate language for a children's play area coupled with destructive behaviour.

Additional comments received from Sandy Town Council's Planning, Parks and Open Spaces Committee. They object to the removing of the equipment, though the Council would be happy if the play equipment is moved closer to the bund or somewhere else within the general area of St Ivel Park. That the play equipment could be on a smaller scale or redesigned, this would be considered.

Further comments received from a resident following Sandy Town Council's representations. They advise that Sandy Town Council did not find the area suitable for such a large play area when they visited the site prior to the installation of the equipment.

Additional Comments

Following recent communication with Kier, they confirm that work will commence on the Merlin Drive play facilities by the end of Summer 2010 at the latest once the future maintenance and management has been agreed.

Additional/Amended Conditions

None

Item 15 (Page117-124) – CB/10/00827/FULL 1 Brittens Lane, Salford, Milton Keynes, MK17 8BE

Additional Consultation/Publicity Responses

An additional letter of objection has been received from the Owner/Occupier of 3 Brittens Lane, Salford who express concern that whilst there is no objection to a single storey garage within reasonable parameters and in a suitable area, the siting of this, particularly large two storey structure would overlook garden and back rooms of house, dominating the view and greatly reducing privacy.

Additional Comments

An error has been made in the wording to recommended Condition 4.

Condition 4 should read:

The first floor windows in the side facing elevations of the development hereby permitted shall be of fixed type and fitted with obscured glass of a type to substantially restrict vision through them at all times, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. No further windows or other openings shall be formed in these elevations.

Reason: To safeguard the amenities of occupiers of adjoining properties.

Item 16 (Page 125-130) –CB/10/00406/FULL- Land Off Maple Close, Pulloxhill

Additional Consultation/Publicity Responses

CBC Management (Commercial & Contracts) Property & Assets are objecting to the application on the following grounds;

- The land has been used as a shelter belt and field margin for a period that the land has been farmed;
- The original planning consent excluded the land from garden use and retained it as open space which supported the existing use;
- The land boundary between the Council and Bellway Homes is unclear due to the conflict between the Land Registry plans and Council records, land use and physical features on the ground such as the location of the farm's drainage ditch.

Additional Comments

The Applicant was invited to provide the Council with details of land ownership. They have sent in a copy of the official Land Registry title plan BD252112, which shows the application site within the ownership of the applicant.

Additional/Amended Conditions

N/A

SCHEDULE C – OTHER APPLICATIONS

Item 17 (Page131-138) CB/10/00279/FULL – Gravenhurst Lower School, High Street, Gravenhurst

Additional Consultation/Publicity Responses

None

Additional Conditions

None

Additional Comments

Revised plan.

The applicant has submitted revised site layout plans dated 21/04/2010 which indicate clearly the positions of the palisade fencing on the boundaries of the site.

Item 18 (Page 139-144) CB/10/00272/FULL – Beecroft Community Centre, Westfield Road, Dunstable

Additional Consultation/Publicity Responses

None.

Additional Conditions

None

Additional Informatives

None

Item 19 (Page 139-144 – CB/10/00682/REG3 – Stondon Lower School, Hillside Road, Lower Stondon, Henlow

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 20 –(Page 153-164) CB/10/00625/FULL – Samuel Whitbread Community College, Shefford Road, Clifton, Shefford

Additional Consultation/Publicity Responses

None

Additional Comments

A letter of clarification was received from a solicitor acting on behalf of the resident of Clivedale, the reference number quoted on the original letter was relating to a temporary classroom application on the same site, as the comments were clearly in relation to this application they were considered at the time of the original report.

Additional/Amended Conditions

None

Item 21 –(Page 165-172) CB/10/00329/FULL – Everton Lower School, 33 Potton Road, Everton

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 22 (Page 173-180) CB/10/00913/FULL – 33 Mill Lane, Houghton Conquest

Additional Consultation/Publicity Responses

Houghton Conquest Parish Council – No objections

Highways Development Control – The garage would not be wide enough to accommodate a car, however an additional vehicle area to the front of the property is shown on the plans which is assumed to be a turning area but could be used as a parking area as the turning area did not exist previously. Request a condition be added requiring surfacing of on site vehicular areas.

Additional Conditions

- 5 Before the development is brought into use all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

Additional Informatives

1. 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 from the Traffic Management Group, Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.

Item 23 (Page 181-186) CB/10/00415/FULL– Land at Nursery Close, Biggleswade

Additional Consultation/Publicity Responses

None.

Additional Conditions

None

Additional Informatives

None

Item 24 (Page 187-191) – MB10/00314/FULL 7, Alameda Road, Ampthill

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Appendix 1

Anne Samme
Planning Department
Central Bedfordshire Unitary Authority
Priory House
Monks' Walk
Chicksands,
Shefford
SG17 5TQ

Miss Joanne Green (Chairman)
Brogborough Parish Council
c/o 50 Highfield Crescent
Brogborough
Bedford
MK43 0XZ

20.04.'10

Re: Planning Application No. CB/10/00695/4 (14 Ridgeway Road, Brogborough)
Being called to Committee on 28th April 2010.

Dear Ms Samme,

I am writing with some consternation about the refusal of the second planning application for the above property, because the Parish Council feels it sets a negative precedent for other houses in the village. I would like this letter brought to the notice of the Planning Committee who are meeting on 28th April 2010.

Approximately 40% of the houses in the old brickworks village of Brogborough still have the original configuration of ground plan from when the properties were first built in the 1930's and 40's – that of a ground floor consisting a very small front lobby and one living room that forms a thoroughfare to the small kitchen and the even smaller bathroom and back door lobby, at the rear of the properties. The whole of this layout was built at the time of the original build. For modern day living and particularly for families, the configuration produces massive problems of lack of privacy and lack of living accommodation.

The remaining 60% of houses have developed over the backyard, on the kitchen return – mostly done with building regulations before planning laws changed in Autumn 2008, although some were done on a larger scale with planning consent. This development then gave the houses a second living room, garden room or conservatory, which gave greater living accommodation flexibility, and added internal privacy. If the above planning application is refused yet again, it relegates a large proportion of the village to sub-standard housing by 21st Century expectations. Another implication is that it will blight the un-modernised properties in the village, as people will not buy properties that they cannot adapt and/or extend.

The alternative extension [and one suggested to Mrs Moss] that would be allowed by the new planning regulations (that of a 3m extension over the back yard), will not be accessible from the back doors of the properties, which are to be found in the rear lobby/bathroom area, beyond the original 3mx3m kitchen. This would make any permitted extension inaccessible from the house without first going outside and then back in again, or by major structural changes in the kitchen or lounge.

As the gardens of all the properties are well in excess of 60 feet, the loss of amenity of the concrete yard in the kitchen return hardly constitutes loss of garden space. Any extensions covering the yard areas would be within the building lines of the original ground floor plan, and would also provide extra privacy between the houses, as neighbours will no longer see into each other's kitchens. It also means that neighbours will no longer be able to see into each other's yards from an upstairs back window of the main bedroom: thus again increasing privacy of the neighbouring house. The lounges have large windows to the front of the room, as well as the small window overlooking the yard. All existing extensions over the kitchen return in the village have had no concerns raised about loss of natural light, due to the very limited amount of daylight gained from the small window to the lounge from the courtyard. In the case of those larger extensions which were granted planning permission, there were no concerns expressed by the planning authorities about the 'overbearing nature' of larger extensions. Many that were granted planning permission were located next door to houses that have or had no rear extension.

As a Parish Council, we fully appreciate that planning legislation is subject to individual circumstances but hope that the planning authority will look on this application sympathetically, not just for the owner of this property, but also for the future benefit of the village properties and the village itself.

Yours sincerely,

Miss Joanne Green, Chair, Brogborough PC.