

Central  
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Council  
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Shefford SG17 5TQ



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

01 July 2014

Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - Wednesday 2 July 2014**

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 part 2 - **Application CB/13/03477OUT**

**3 - 6**

Should you have any queries regarding the above please contact Democratic Services on Tel: 0300 300 4040.

Yours sincerely

Helen Bell,  
Committee Services Officer  
email: [helen.bell@centralbedfordshire.gov.uk](mailto:helen.bell@centralbedfordshire.gov.uk)

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**Application CB/13/03477OUT – Demolition of industrial buildings & Redevelopment to provide 13 dwellings and garages – Lower Wood Farm, Sundon Road, Harlington**

**Exhibition**

An exhibition regarding this proposed development was held on 11 June 2014 between 13.30 and 20.30 at the Parish Hall, Harlington. The exhibition was manned so that any questions arising from visitors could be dealt with. Visitors were invited to make comments on a pro forma sheet. A total of 68 people attended the exhibition and 21 responses were made on the pro forma sheets. These did not raise any objections to the development but asked questions in relation to various elements of the scheme.

**Parish Council comments**

Harlington Parish Council considered this application again at a meeting on 30 June where the following concerns were raised. I comment on these below.

1. The Parish Council does not wish to take responsibility for the footpath.

Comment – the works to the footpath would all take place at the applicant's expense and the footpath would be maintained at the expense of the land owners in the future.

2. Road safety issues.

Comment – the Highway Authority raise no objection to the application subject to conditions which the applicant is happy with. There have not been any accidents on the section of road where the access is and the development. Visibility splays are in excess of current standards.

3. The Parish Council prefer HGVs to cars passing through the village.

Comment – The removal of HGVs/commercial vehicles going to and from the site would improve safety in the village and reduce noise and disturbance to local residents. if the development took place and were replaced by cars.

4. Concerns re sewage treatment due to problems in the past.

Comment – I appreciate there have been problems with the operation of the industrial units in the past and problems with the existing septic tank. However the opportunity exists to remove the industrial units and as part of the development to install a new package treatment plant designed to current standards.

The developer of the site is likely to be Rowan Homes, an established house building company with a good track record of delivering open market and affordable housing.

L Wilbraham (Agent)

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**From:** Nicky Upton [<mailto:Clerk@harlington-pc.gov.uk>]  
**Sent:** 01 July 2014 12:10  
**To:** James Clements  
**Cc:** Cllr Derrick McLeod  
**Subject:** CB/13/03477/OUT - Lower Wood Farm

Dear James

Further to previous conversations please find below additional comments in relation to the above application following Harlington Parish Council's (HPC) meeting last night. As agreed, can these please be included in the late sheet.

For your information Cllr Derrick McLeod will be attending the meeting tomorrow, to speak against the proposal; I am just waiting for Celina Jagusz to return my call.

In light of the meeting and exhibition HPC reviewed its original objections but considered that the following concerns remained:

- this part of Sundon Road was an accident black-spot with there having been many collisions on the dangerous blind bends. The heavy goods vehicles were not the issue but rather the speeding cars and the risk would only be exacerbated with increased vehicles wanting to ingress/egress from the proposed site;
- S106 money should be used to improve this stretch of Sundon Road in order to slow traffic down;
- FP4 was not considered appropriate access into the village but in addition it must not fall under HPC's expense to maintain in the future, whether via P3 or otherwise;
- the site was not connected to the main sewer as indicated in the application but would have its own sewage plant which would pump clean water into the nearby stream/ditches. There were concerns that some of the organisations which had not responded previously would not be aware of this and thus may, in fact, wish to submit a response to this information. HPC considered that a decision should be deferred until responses had been received from The Chilterns Design Board and the Ivel Drainage Board; and
- in principle, the proposal would be an asset to the village if it was designed with integrity but with the historic record of the site, HPC had concerns that this would happen.

I would be grateful if you could acknowledge receipt of these additional comments.

Regards

**Nicky Upton**  
**Clerk**  
**Harlington Parish Council**

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**[harlington.bedsparishes.gov.uk](http://harlington.bedsparishes.gov.uk)**

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