

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



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

26 August 2014

Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - Wednesday 27 August 2014

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the Late Sheet.

Late Sheet

3 - 20

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

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LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 27 AUGUST 2014

Item 6 (Pages 13-22) – CB/14/02010/FULL – 6 Lincoln Way, Harlington, LU5 6NA

Additional details received from applicant:

A plan showing the fire safety arrangements which have been approved by building control in respect of the proposed layout of the premises.

A photograph showing the signage that is proposed to be added to the windows of the application site if planning consent is granted.

A petition with 300 names of people in support of the application.

A letter from the applicant addressed to all Councillors on the Development Management Committee which includes details of the planned menu as well as a leaflet outlining the benefits of the proposed business to the village. (This letter has been attached as an Appendix to this Late Sheet).

Additional Comments

One e.mail from a local resident advising that she does not wish to attend Committee but fully supports the application and feels that it will be a wonderful addition to the community and give a much needed lease of life to this run down parade of shops.

Additional/Amended Conditions/Reasons

Amendment to Condition 2:

Now to read:

This permission does not extend to any form of food extraction or ventilation, no further means of ventilation shall be installed without prior written consent by the local planning authority.

Reason: For the protection of neighbouring amenity.

Additional informative:

Due to the layout of the building, the existing ventilation system may not be suitable for the cooking of some forms of food. Should additional ventilation be required contact should be made with the Local Authorities Public Protection Department to discuss appropriate measures.

Item 7 (Pages23-42) – CB/14/01818/FULL – Land Adj. to The Guinea, Bedford Road, Moggerhanger

Additional Consultation/Publicity Responses

Further consultation undertaken with Anglian Water in view of the concerns raised by the third party representations received confirms:

With regard to water pressure Anglian Water does not guarantee that any particular flow or pressure will be provided, the responsibility of this company in this respect are limited to those set out in current legislation. Our operational standard is that “Pressure is not less than 10 metres head shall be maintained to all customers at the boundary stop tap at a minimal flow rate of 9 litres per minute”.

In relation to the sewerage our stance still stands in terms of available capacity.

The Environment Agency have also confirmed that they have no objection to the application. They would not expect to be consulted on this application because the site is less than 1 hectare in area and it falls within Flood Zone 1 (lowest probability of flooding).

The parcel of land does not fall within the Bedfordshire and River Ivel Internal Drainage Board jurisdiction.

Additional Comments

Some of the third party representations received make reference to policies referred to in the emerging Development Strategy for Central Bedfordshire. It is anticipated that this will be formally adopted in mid 2015. This document is yet to be submitted to the Secretary of State and accordingly carries little weight. However, the policies relevant to this proposal are:

- Policy 1 : Presumption in Favour of Sustainable Development
- Policy 2 : Growth Strategy
- Policy 19 : Planning Obligations and the Community Infrastructure Levy
- Policy 24 : Accessibility and Connectivity
- Policy 27 : Car Parking
- Policy 29 : Housing Provision
- Policy 43: High Quality Development
- Policy 45: The Historic Environment
- Policy 59 : Woodlands, Trees and Hedgerows

The adopted Core Strategy and Development Management Policies (2009) shall remain to set the main planning context for decisions on planning applications in the north of the Central Bedfordshire jurisdiction.

The officer report states that the application site falls within the defined settlement envelope. This is incorrect, it lies just outside of, but immediately adjacent to the settlement envelope. Notwithstanding this the site has been allocated for residential development.

Additional/Amended Conditions/Reasons

Highway Officers have no objection to the proposal but consider that the visibility for drivers leaving Blunham Road on to the A603, Bedford Road could be improved by moving the give way road markings further forward onto Bedford Road. The applicant has agreed to undertake this work.

Accordingly the following additional condition is recommended in order to improve the visibility at the junction of Blunham Road with Bedford Road (A603):

Prior to the first occupation of the development hereby approved full details of a revised position of the existing 'Give Way' marking at the public highway junction where Blunham Road intersects Bedford Road (A603) shall be submitted to and approved in writing by the local planning authority. Thereafter and prior to the first occupation of any dwelling house hereby approved the agreed arrangements for the junction layout shall be implemented and remain in perpetuity unless agreed otherwise with the express written consent of the local planning authority.

Reason: In the interests of highway safety (policy DM3 of the Core Strategy and Development Management Policies 2009).

Item 8 (Pages 43-50) – CB/14/02292/VOC – Three Star Caravan Park, Bedford Road, Lower Stondon

A draft unilateral undertaking in respect of infrastructure contributions has now been received and is acceptable, subject to confirmation from legal. This would meet the requirement to provide appropriate infrastructure contributions in line with the Council's Planning Obligations Document.

A further letter has been received from the applicant. In summary:

- The development of one additional pitch would not increase surface water run off or foul water that cannot be dealt with within the existing development.
- The existing mobile homes are connected to a private sewer network whilst surface run off from the roads is drained via gullies into soakaways on the site.

Item 9 (Pages 51-60) – CB/14/02362/FULL – 64 High Road, Beeston, Sandy, SG19 1PB

None

Item10 (Pages 61-88) – CB/14/02263/CA – The Norman King, Church Street, Dunstable, LU5 4HN

Amendments

Proposal to read :

Planning permission in respect of relevant demolition of an unlisted building in the Conservation Area: Demolition of remains of former Norman King building and removal of associated hard standing prior to redevelopment of the site as set out in a further application.

Amended Condition

Condition 7 (Page 88)

Delete Drawing Numbers DRW REFSK14 and replace with DRW REFSK14 Rev. A

Item11 (Pages 89-136) – CB/14/01924/FULL – Former Norman King PH, Church Street, Dunstable, LU5 4HN

Amendments

South Bedfordshire Local Plan Review Policies (Page 92)

Delete Policy TCS1 (Sustaining and Enhancing the District's Town Centres)

Amended Conditions/Reasons

Recommended conditions (Page 125)

Condition 2, Reason : Line 3, delete the word, 'having'.

Condition 32, (Page 133) :

Delete Drawing Numbers DRW REFSK14 and replace with DRW REFSK14 Rev. A and SK20 & replace with SK20 Rev. B

Item12 (Pages 137-156) – CB/14/02569/FULL – Land Rear of 100-114 Common Road, Kensworth

Additional Consultation/Publicity Responses

Kensworth Parish Council – Photos and affidavit submitted to support allegations of dumping of spurious materials on site.

Response from the Enforcement Team :

Regarding the alleged importation of material, raising the level of the land in the paddock, the site has been the subject of numerous visits by Planning Officers and Planning Enforcement Officers. This parcel of land has always been higher than the open fields to the north, although it does appear that the paddock has been levelled to accommodate the stable block. It is Officers' opinion that this levelling has had no significant impact on the site or its surroundings.

This matter has been discussed with the Agent for the owner of the site, who has asserted that only materials resulting from excavations and building activities within the original curtilage of 100 Common Road have been moved into the paddock, ie the 2 detached dwellings fronting Common Road and the bungalow behind these, as well as within the paddock itself. Specifically I have been informed that no asbestos sheets or other spurious items have been brought into the site.

In this instance it is concluded that the scale of the alleged alteration to land levels is not so significant as to warrant formal enforcement action, as there has been no material change in the character of the land.

Hancock Quins Solicitors on behalf of the owners of 92 Common Road

The drive mentioned in this planning application is not a shared drive and forms part of the legal title of 92 Common Road, Kensworth.

The owner of the field where the development is proposed has a right of access over this drive.

Under no circumstances are our clients prepared to allow signage on their drive which has been proposed by the Rights of Way Officer.

The committee is requested to consider this submission.

Further submission from 92 Common Road

The drawing depicting the extent of the access area to the proposed site has been grossly misrepresented on the document accompanying the paperwork.

When this came to my attention, I checked on the Land Registry site and am attaching the document from them covering the dwelling known as No. 98. This has been overlaid on the scan of our property for your information.

Indeed, the original drawing dated-stamped 14-00634 17 FEB 2014 is more suitably portrayed.

This misleading drawing should therefore be removed from the paperwork being distributed for tomorrow and replaced with a more accurate picture.

Item13 (Pages 157-164) – CB/14/01693/ADV – Roundabout at Grovebury Service Station, Billington Road, Leighton Buzzard, LU7 9HH

Amendments

None

Additional Consultation/Publicity Responses

A call-in was received from Councillor Marion Mustoe on the basis that the signs would be oversized and obtrusive and would distract drivers at the busy roundabout.

An email was received from Lee Baldry, Deputy Head of Highways, confirming that he had personally recommended the scale and positioning of the signs.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 14 (Pages 165-174) – CB/14/02527/FULL – 20 Phoenix Close, Leighton Buzzard, LU7 3YW

Additional Consultation/Publicity Responses

A further email was received from the occupiers of No. 8 Hydrus Drive, enclosing some photographs taken from her rear garden. This is attached as an appendix.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

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20 AUG 2014

*Sue Cullen
24 Glebe Gardens
Harlington LU56PE*

19th August 2014

Ref: 6 Lincoln Way, Harlington, Beds LU56NA

Dear Councillor,

I am writing to you in regard to my planning application for Change of Use at 6 Lincoln Way Harlington. I would like to change the use from "Suis Generis" Beauty Salon to A3 - Cafe with Deli & Curiosities.

Please find attached a copy of our planned menu and a leaflet outlining the benefits that this new business can bring to Harlington Village.

For environmental reasons, I have submitted one copy of a supportive petition to the Development Committee, along with a copy of our shop-layout and Fire Safety Plans as approved by Building Control for your perusal.

Kind regards,

Sue Cullen



Ask not what your village can do for you but what you can do for your village...

Much noise has been made about the “greasy spoon” that may be granted permission to open at 6 Lincoln Way, Harlington. Unnecessary upset has been caused to local residents by silly rumours so we would like to bust a few of those myths.

With permission, we shall open what is becoming known as a “Vintage Café”; offering homemade cakes & savouries, old-fashioned pots of tea with tea cosies, real china and proper service. We lost a very popular eatery when the coffee shop at Harlington Manor Leisure Centre closed down several years ago. Since then we have only had volunteer/charity group coffee mornings offering coffee & cake and The Carpenters Arms public house offering daytime meals. By supporting our “pop-up” shop every Tuesday in the village hall, Harlington residents have shown there is a genuine need for an eatery in the village that has no relationship to the Churches or involve the sale of alcohol.

We shall offer a space for young and old, rich and poor to come together. For company, to eat wholesome food, drink, play and learn new skills (during quiet times we shall have clubs such as knitting/crafts, internet for beginners, cake decorating etc) and all without having to leave the village. Harlington has a small but growing population of people suffering from intolerance to gluten & nuts, some who are diabetic and others who chose to eat a vegetarian or vegan diet. Along with a great selection of other affordable meals, we shall cater to these specialist dietary needs that are not currently met in Harlington or indeed any of the surrounding villages.

We are committed to using and selling locally sourced produce in our shop along with harder to find items like dealcoholized wine, fine cheeses, vegan and gluten-free goods. When the popular village butcher closed his door some years ago due to retirement, residents say that the social centre of the village was lost - along with the opportunity to purchase good quality meat, pies etc locally. Deacons Butchers of Westoning have agreed to install and stock a fridge for us with their pre-packaged items which will help to fill this void. The café itself will do the rest.

Over the past 18 months we have built up a wonderful clientele & support network with regular customers visiting our “pop-up” shop. To date we have 574 Facebook “friends”.

Over 300 people have signed to support our application via our petition and more than 50 wrote to the planning office in support (the planning office reported that some of these letters were sadly lost due to a “glitch” and so have not been added to the online total).

Number 6 has for many years been thought of as a “problem shop”. Businesses start and fail regularly in this unit. We believe this is because the previous businesses all offered luxury items. We would like to give residents a reason to visit the shop parade more than once per month for a manicure, eyebrow tint or bouquet. We strongly believe that our presence in Lincoln Way will invigorate the whole shop parade and encourage bi-weekly if not daily visits by residents, some of whom rarely use the shops at all at present.

Staff-wise, we have 6 potential part-time positions to offer - for which there is already a waiting list and we have been approached by one Vulnerable Adult from Harlington whom we wish to offer a work-placement to via the council. We shall also work with the Upper School & Sixth Form to offer work experience placements and Duke of Edinburgh volunteering opportunities.

We shall encourage and enable the pupils from all of the schools to make healthy eating choices outside of the school perimeter. We are vehemently opposed to the rising popularity of long-life, processed junk food & so-called “energy drinks” which include high levels of sugar and caffeine. By offering ‘reward points’ and installing recycle bins for take-away waste, we hope to improve the current litter problem at the front of the shops.

Working with Building Control, we have drawn up renovation plans that will open the unit up and transform it into an attractive and safe place. The tiny toilet is currently being extended to aid people with mobility issues and/or young children, new fire detection alarms will be fitted along with emergency lighting and signage.

The Environmental Health agency are overseeing our kitchen plans to ensure our neighbours will not be subjected to unpleasant cooking smells or noise. We shall take advice from the Food Hygiene and Safety department in regard to an efficient waste management and pest prevention system. In short, we are not applying to open a shop that will inconvenience, disturb or upset anybody. Our vision is to add a welcoming space to enrich our lovely village.

Finally - during our 18 months of opening every Tuesday at Harlington Village Hall, we only ever had one complaint. This complaint was repeated over and over and over again. “Why can’t you be open more than one day per week?” We would really love to be able to reply, “We are”.



Meals & Snacks

Soup of the Day £3.50

Toddler's Meal £1.80

Filled Roll £1.80

Deli items from £1.50*

Salad Bar Plate £3.50
(choose 3 x mixed salads from display)

Pick 'n' Mix Deli Deal £4.80
(choose 1 x Deli plus 3 x salads)*

Ploughmans Lunch £4.50

Baguette or Toastie £2.50

Doorstep Sandwich £3.50
(inc 1 x salad)

Take-Away Items

Salad Bowl (choose 3 x salads) £2.50

Jacket Potato & 1 x filling £2.80
(Add extra filling/salad for £1)

Choice of Deli Items from £1.50*

Filled Roll or Small Baguette £1.80

Large Baguette £2.50

Soup Cup £2.00

**Deli items include Homemade
Quiches, Scotch Eggs, Samosas,
Stuffed Peppers & more...*

Sweet Treats

Homemade Cakes from £1.50:

Victoria Sponge (G/F)

Coffee & Walnut (GF/Vegan)

Devils Chocolate Sponge (Vegan)

Sticky Triple Ginger Cake (Vegan)

Coffee/Tea & Cake Deal

*Cream Tea with Clotted Cream, Scone,
Tea or Coffee & Humbers Homemade
Strawberry Jam £3.50*

Ice-Cream Sundaes from £2.50

Strawberry Shortcake

Chocolate Brownie

Banana Split

Knickerbocker Glory

Coffee Cake & Caramel

Beverages

*English Breakfast, Decaffeinated
or Fruit Teas £1.80*

Filter or Decaffeinated Coffee £1.50

*Fancy Coffee £1.80 inc Latte,
Cappuccino, Mocha & Espresso
(Syrup or Whipped Cream 50p)*

*Hot Chocolate £2.80**
(made with real chocolate)

Juices, Water etc as priced

Kids Milk or Juice 50p

**Vegan version available*

These are the notes referred to on the following official copy

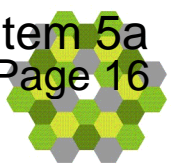
The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

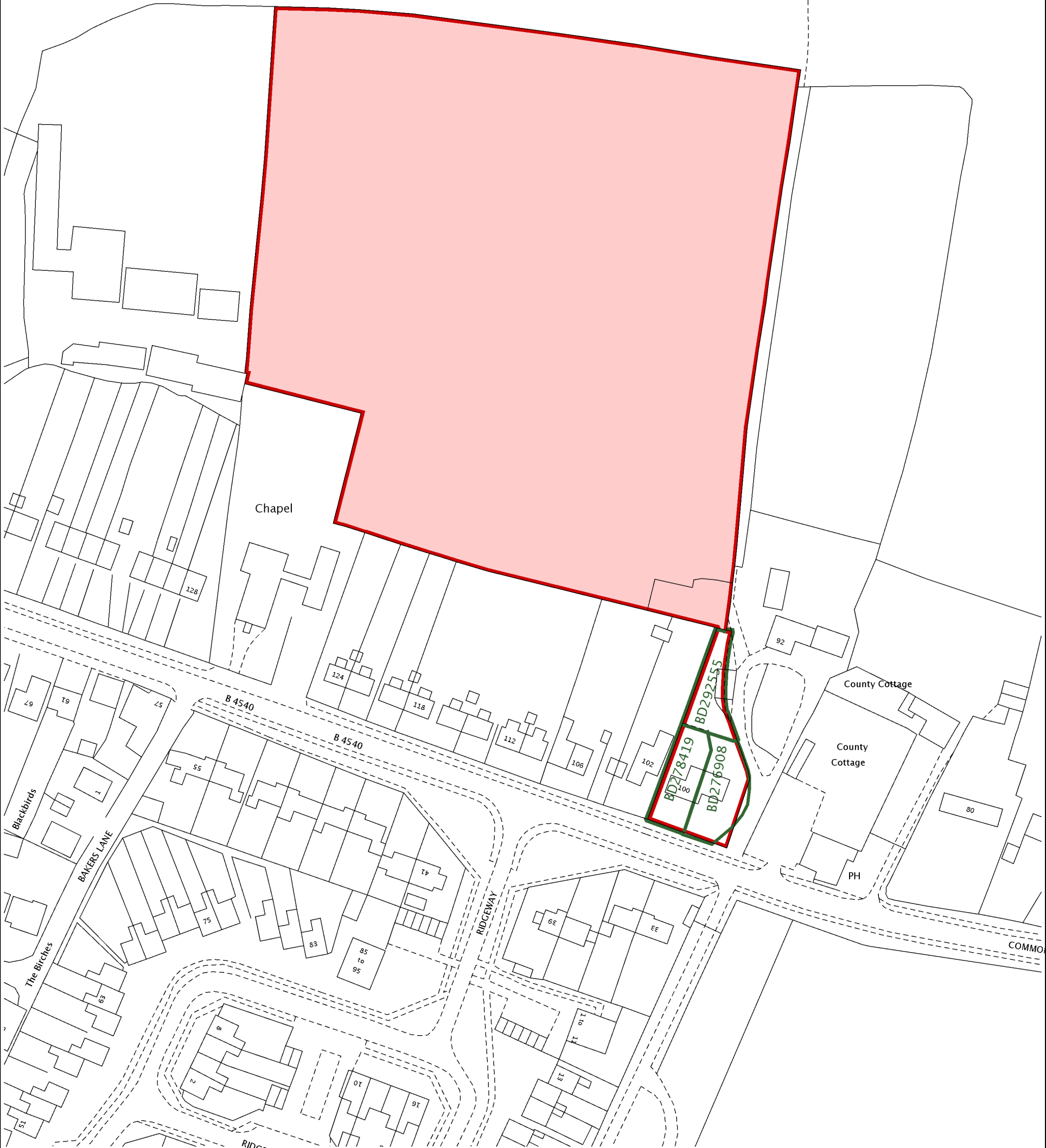
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 21 August 2014 shows the state of this title plan on 21 August 2014 at 20:50:42. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide *19 - Title Plans and Boundaries*.

This title is dealt with by the Land Registry, Peterborough Office .

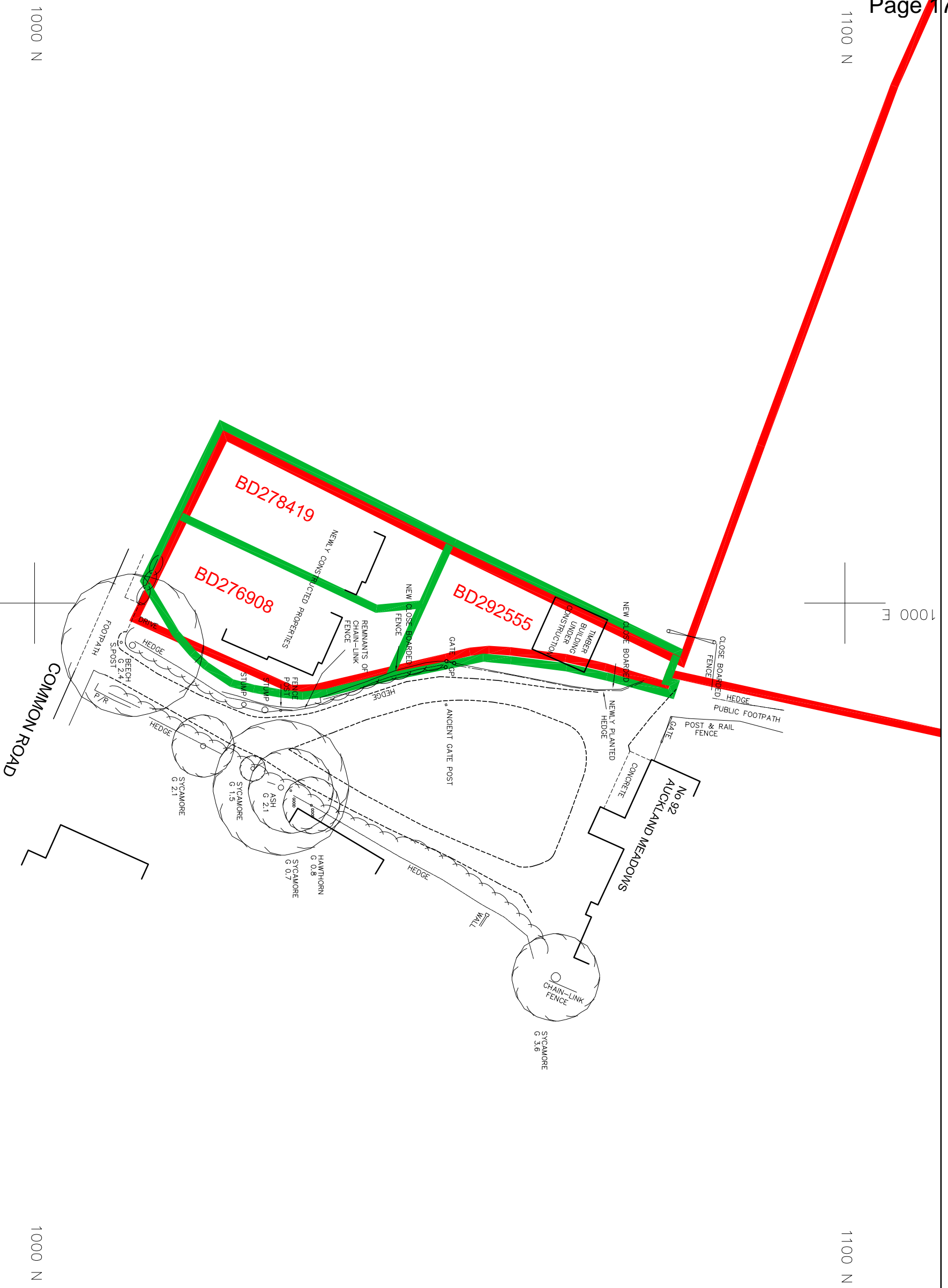


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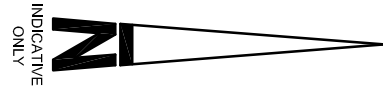
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- Notes :
1. GRID IS OF LOCAL ORIGIN AND RELATED TO ORIGINAL SURVEY JOB NO 12188 DATED JUNE 2007.
 2. SCANNED IMAGE OF LAND REGISTRY TITLE DEED OVERLAIN BY DETAIL FIT ONLY.
 3. COLOURED LINES TAKEN FROM LAND REGISTRY PLAN BD228072



Revision	Description	Date
R3	Land Registry plans overlaid	Aug 2014
R2	Land Registry plans overlaid	Nov 2013
R1	Western boundary re-surveyed	Oct 2012

40 years old in 2012

mksurveys

www.mksurveys.co.uk

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Mrs Elizabeth Tilbury

Auckland Meadows
92 Common Road
Kensworth

Land Registry Title Plan Overlay

Scale	Sheet Size	Sheet Number	Date
1:500	A3	3	October 2012
Project Number:	Rev:	Surveyed By:	Approved By:
17554	3	HAC	DG

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8 Hydrus Drive

Leighton Buzzard

Beds LU7 3UL



19 August 2014

Ms Debbie Willcox

Development Management

Central Bedfordshire Council

Priory House

Monks Walk

Chicksands, Shefford

Bedfordshire SG17 5TQ

Dear Ms Willcox

Application Ref: CB/14/02527/FULL – 20 Phoenix Close, Leighton Buzzard, Beds LU7 3YW

Further to the above application, I would like to submit the attached copies of photos taken from my rear garden of my property in support of my objection.

I would like this to be taken into consideration when this application is discussed by the committee.

Yours sincerely



(email – Debbie.Willcox@centralbedfordshire.gov.uk)

