

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



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

20 August 2014

Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - Wednesday 30 July 2014

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

Late Sheet

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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 – 30 JULY 2014

***Item 6 (Pages 11-20) – CB/14/01026/FULL – 1a Hatch, Sandy, SG19
1PT***

Additional Consultation Responses

Northill Parish Council – No objections proportionate in scale and would improve area.

Internal Drainage Board – No objections

Additional Comments

Revised plans received amending red line of the application site boundary so that it meets the boundary with the public highway

The Unilateral Undertaking has not been approved.

Additional/Amended Conditions/Reasons

Amended Drawing Number Condition – to reflect revised plans numbered 13-076-101C, 20-2013-106

***Item 7 (Pages 21-30) – CB/14/02292/VOC – Three Star Caravan Park,
Bedford Road, Lower Stondon***

Additional Consultation/Publicity Responses

None

Additional Comments

The following note has been omitted from the end of the report:

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Additional/Amended Conditions/Reasons

None

Item 8 (Pages 31-46) – CB/14/02051/FULL – Land West of 71 Woburn Road, Heath And Reach, Leighton Buzzard, LU7 0AP

Additional Consultation/Publicity Responses

The mother of the applicant has submitted the following comments:

“I am writing in support of my son and daughter-in-law's application. Richard, Sara and their son live with me, my husband Bob and my youngest daughter Emily at Kingswood Farm .Richard now manages the family business for us as my husband and I are trying to retire. A kennels and cattery require someone to be on site 24hrs a day. If Richard is not allowed to build a home for his family ,my husband, my daughter and myself would be forced to leave our home. We have lived her since we saved the farm house from a demolition order placed on it in 1975.We worked long and hard to make our family home and hoped to stay as long as possible. Every redundant farm building within a mile of us has been changed to residential use and sold to strangers. We have the support of all our neighbours who wish to see a family home built here. My son has lived her for 33 of his 36 years.”

A further letter of support has been received from the occupier of 16 Reach Green. The application is supported for the following reasons:

- The restoration would be tasteful and would bring a useless building back into productive use.
- The government is constantly stating that more housing is required.
- The proposal would provide housing for a young married couple and their new baby.
- The site is close to the applicant's workplace and it is beneficial to his employer if he resides on site.
- The nearby trees are leylandii and a pest.
- Wheel washing facilities during the building works seems unnecessary; a hose would be adequate. The nearby quarry does not properly use wheel wash facilities.
- No need to provide access for refuse collection as it is a short distance from the proposed house to the property entrance on Woburn Road.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 9 (Pages 47-58) – CB/14/01360/FULL – 95 High Street, Henlow SG16 6AB

Additional Consultation/Publicity Responses

None to report

Additional Comments

- The application has been called to Development Management Committee by Cllr Wenham. The request was made because the proposal is considered to be: contrary to the Central Bedfordshire Design Guidance with respect to extensions; to result in a loss of residential amenity to the neighbouring owners/occupiers at No.97 High Street; overbearing by virtue of a significant increase in roof height that is out of line with neighbouring properties; and because the proposal alters the existing building line.

Additional/Amended Conditions/Reasons

- The final paragraph of the application description (page 52) incorrectly reads 'the existing single storey rear projection to the south of the building'. The error underlined should read 'west';
- Under Section 2. *Residential amenity of neighbouring occupiers* of the report the second sentence of the third paragraph (page 56) incorrectly reads 'The openings provided on the front (east) and rear (south) elevations'. The error underlined should read 'west';
- Contrary to the final point of the summarised representations (page 53) the eaves of the garage will not overhang the neighbouring property at No.97; and
- Under Section 2. *Residential amenity of neighbouring occupiers* of the report the fourth paragraph (page 56) reports the representation received from the owners/occupiers of No.97 as stating that the Council's design guidance recommends a separation distance of at least 1.2 metres between extensions from the boundary with another property. This is not a recognised Central Bedfordshire Council Design Guide standard.

Item 10 (Pages 59-82) – CB/14/01967/REG3 – Flitwick Leisure Centre, Steppingley Road, Flitwick, Bedford, MK45 1TH

Additional Consultation/Publicity Responses

Flitwick Town Council – application is supported

Additional Comments

Tree & Landscape

Section 4 paragraph 4.7 –further landscape details have been received however, the Tree & Landscape Officer still has concerns with regards to the proposed paths and

the existing mature trees. Therefore a condition has been recommended to deal with this matter.

Public Protection Contaminated Land

Following the submission of an updated ground investigations report, the Public Protection Officer has confirmed that development can proceed securely on that basis

Additional/Amended Conditions/Reasons

Additional Conditions

No development shall take place until a detailed management scheme for areas of wildflower meadow planting have been submitted to and approved in writing by the Local Planning Authority. The details shall include seed mixes and cutting regime.

Reason: To ensure the full ecological value of the proposed planting is achieved.
(Policy 57, DSCB)

No development shall take place until a detailed landscaping scheme for the front section of the site along Steppingley Road has been submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed paths, their location and final construction.

Reason: To safeguard the existing mature trees on the site in the interest of visual amenity.
(Policy 43, DSCB)

Note to Applicant

The Tree & Landscape Officer strongly suggests setting up an onsite meeting to discuss the landscaping condition in detail.

Item 11 (Pages 83-96) – CB/14/02174/REG3 – Flitwick Leisure Centre, Steppingley Road, Flitwick, Bedford, MK45 1TH

Additional Consultation/Publicity Responses

Flitwick Town Council – application is supported

Additional Comments

None

Additional/Amended Conditions/Reasons

Additional Condition

No development shall take place until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard

standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To prevent environmental and amenity problems arising from flooding.

Amended Condition 1

No development shall take place until a Section 106 agreement has been entered into to secure financial contributions towards local infrastructure, open space maintenance and affordable housing, substantial on the form of the draft attached hereto.

Reason: To secure appropriate contributions towards the maintenance and running costs of the social and community infrastructure needs of the local community.
(Policies 21 and 34, DSCB)

Item 12 (Pages 97-108) – CB/14/01384/REG3 – Flitwick Leisure Centre, Steppingley Road, Flitwick, Bedford, MK45 1TH

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

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