

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Council Offices, High Street North, Dunstable on Wednesday, 5 August 2009

### PRESENT

Cllr P F Vickers (Chairman)  
Cllr A Shadbolt (Vice-Chairman)

Cllrs	P N Aldis	Cllrs	H J Lockey
	A R Bastable		K C Matthews
	R D Berry		Ms C Maudlin
	Mrs C F Chapman MBE		A Northwood
	D J Gale		A A J Rogers
	Mrs R B Gammons		Mrs C Turner
	K Janes		J N Young
	D Jones		

Apologies for Absence: Cllr A D Brown

Substitutes: Cllrs D Bowater (In place of A D Brown)

Members in Attendance: Cllrs R W Johnstone  
T Nicols (Portfolio Holder)

Officers in Attendance:	Mr A Davie	–	Head of Development Management (North)
	Mr A Emerton	–	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Hale	–	Head of Development Management (South)
	Mr L Manning	–	Democratic Services Officer
	Miss N McPhee	–	Planning Officer
	Miss D Stock	–	Trainee Planning Officer

#### DM/09/132 **Chairman's Announcements**

None.

#### DM/09/133 **Minutes**

The Chairman advised Members that the Minutes of the meeting of the Committee held on 22 July 2009 were not yet available. He added that the minutes would be submitted for approval to the next Committee meeting on 26 August 2009.

**NOTED**

DM/09/134 **Members' Interests**

(a) **Personal Interests:-**

None notified.

(b) **Personal and Prejudicial Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr D Jones	10	Involved in the progression of the application as ward councillor, Town Council member and school governor.	Absent
Cllr Janes	11	School governor.	Absent

(c) **Prior Local Council Consideration of Applications**

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr Bowater	7	Leighton-Linslade Town Council	Left the meeting and took no part in the debate or vote on this item
Cllr Shadbolt	8	Heath and Reach Parish Council	Not present at meeting
Cllr Bowater	9	Leighton-Linslade Town Council	Voted for the application (but abstained at Dev. Man. Cttee)

DM/09/135 **Petitions**

None received.

DM/09/136 **Disclosure of Exempt Information**

No proposals were received to deal with any item likely to involve the disclosure of exempt information.

DM/09/137 **Late Sheet and Representations**

In advance of consideration of the following Planning Applications the Committee received a Late Sheet advising it of additional consultation/publicity responses, comments and proposed additional/amended conditions. A copy of the Late Sheet is attached as an Appendix to these Minutes.

During consideration of some of the Applications the Committee received representations from members of the public in accordance with the Public Participation Procedure as set out in Annex 3 of Part A4 of the Constitution.

DM/09/138 **Planning Application No. SB/09/00163/OUT**

**RESOLVED**

***that Planning Application no. SB/09/00163/OUT relating to land between Stoke Road and Bossington Lane and north of Rothschild Road, Stoke Road, Linslade be refused as set out in the Schedule appended to these Minutes.***

DM/09/139 **Planning Application No. CB/09/05143/TP**

**RESOLVED**

***that Planning Application no. CB/09/05143/TP relating to Haybury Lodge, 20A Lanes End, Heath and Reach, Leighton Buzzard, LU7 0AE be refused as set out in the Schedule appended to these Minutes.***

DM/09/140 **Planning Application No. CB/09/05123/TP**

**RESOLVED**

***that Planning Application no. CB/09/05123/TP relating to Linslade Lower School, Leopold Road, Linslade, Leighton Buzzard, LU7 2QU be approved as set out in the Schedule appended to these Minutes.***

DM/09/141 **Planning Application No. CB/09/05203/TP**

**RESOLVED**

***that Planning Application no. CB/09/05203/TP relating to land adjacent to 151 Trident Drive, Houghton Regis, Beds. be approved as set out in the Schedule appended to these Minutes.***

DM/09/142 **Planning Application No. CB/09/05232/TP**

**RESOLVED**

***that Planning Application no. CB/09/05232/TP relating to Eaton Bray Lower School, School Lane, Eaton Bray, Dunstable, LU6 2DT be approved as set out in the Schedule appended to these Minutes.***

DM/09/143 **Planning Application No. CB/09/05266/FULL**

**RESOLVED**

***that Planning Application no. CB/09/05266/FULL relating to Pulloxhill Lower School, Fieldside Road, Polluxhill, Bedford, MK45 5HN be approved as set out in the Schedule appended to these Minutes.***

DM/09/144 **Site Inspection Appointment(s)**

**RESOLVED**

***that the following Members be appointed to conduct any site inspections requested in advance of the next meeting of this Committee to be held on Wednesday, 26 August 2009:***

***Chairman (or his nominee)  
Vice-Chairman (or his nominee)  
Cllrs P N Aldis  
K Janes  
H J Lockey  
A A J Rogers***

DM/09/145 **Amendments to the Terms Of Reference to Development Management Committee**

The Committee received a report by the Head of Development Management (South) which sought Members' endorsement of a proposed amendment to the Committee's Terms of Reference so that future meetings would be held in one location on a three weekly cycle. The report also sought Members' endorsement of proposed changes to the Scheme of Delegation to Directors and other Officers with regard to the handling of Regulation 3 and Regulation 4 planning applications.

The meeting noted that these issues had previously been considered by the Constitution Advisory Group on 21 July 2009 and that the Group had decided that consultation should be undertaken with the Sustainable Communities Portfolio Holders, all Members of the Council and the Development Management Committee. Any views expressed would then be referred back to the Constitution Advisory Group meeting on 25 August for consideration and then on to Full Council on 10 September\* for a decision.

In response to a Member's query the officer explained that the proposed meeting location was the Council Chamber at Priory House, Chicksands. He stated that this venue was favoured because of the problems that had arisen when holding the meetings in Committee Room 1 at the Council Offices, Dunstable.

A Member suggested that a video link with Priory House be established so that members of the public in the south of Central Bedfordshire could make representations on planning applications without the need to travel to Chicksands. In response the Portfolio Holder reminded the meeting that although the Task Force had supported an internet link to enable committee meetings to be observed by the public, and Priory House already processed the necessary technology for this to take place, it had not been envisaged that this would include public participation. The Portfolio Holder stressed that, whilst not hostile to the proposal, he was concerned that the quality of the link would be so poor as to negate the efforts by the public when making their representations. Given the problems which could arise he stated that simply broadcasting the Committee's meetings over the web would reflect a more positive image of the Council's work as a whole and he asked Members to consider this.

Nonetheless, the Member stated that suitable technology to enable public participation using a video link was available. He commented that that the Council would be seen as both innovative and environmentally aware if it adopted this approach. Another Member referred to his own highly positive experience of using such technology.

Turning to other aspects of the officer's report the Vice-Chairman explained that a three weekly cycle of meetings had been suggested because the current two weekly cycle placed substantial pressures on the officers when producing reports. In addition the original aim had been to submit northern based planning applications to Chicksands and southern based ones to Dunstable and this required a meeting each month at each location to ensure deadlines were met. However, the geographical origin of the applications considered at meetings was now mixed and so the need to meet this requirement no longer existed. In addition there was a proposal before Members to reduce the number of applications considered at Committee meetings by delegating the large number of Regulation 3 and other Council 'land' applications to officers. If this proposal was adopted by Council this would further reduce the need for a two weekly cycle. The Committee was reminded that South Beds District Council had successfully operated a three weekly cycle of Planning Committee meetings.

Turning to the venue itself the Vice-Chairman stated that recent works to level the floor height in Committee Room 1 in the Dunstable Offices had adversely affected the room's acoustics. It had also restricted the ability of the Chairman to clearly see other Members and therefore effectively manage the meetings. This, coupled with the existing poor quality microphone system and other factors, meant that the room was now unsuitable for Development Management Committee meetings. In contrast Chicksands, with its large Council Chamber and effective microphone system, was the logical choice for meetings.

In response Members acknowledged the problems experienced when using Committee Room 1. It was also suggested that consideration be given to a four weekly cycle, as had previously been operated by Mid Beds District Council, given the relatively low number of planning applications currently requiring determination. In response the Chairman indicated that this suggestion could be considered further in 3-4 months should the situation remain favourable.

Although a Member suggested a possible reconfiguration of Committee Room 1 to make it more suitable it was generally accepted that the Committee should meet solely at Priory House. However, Members also felt that any use of Chicksands as the Committee's sole venue should take place in conjunction with the establishment of an internet video link at the Council Offices, Dunstable to enable interested parties in the south of Central Bedfordshire to make representations at Committee meetings in this manner should they so wish.

The meeting concurred with the proposed changes to the Scheme of Delegation with regard to Regulation 3 and Regulation 4 planning applications.

### **RESOLVED**

- 1 that the Constitution Advisory Group be advised that the Committee endorses the proposed amendment to its Terms of Reference in order that future meetings of the Committee were held at one location, namely Priory House, Chicksands, on a three weekly cycle, subject to resolution 2 below.**
- 2 that the use of Priory House, Chicksands as the single venue for the Committee's meetings take place in conjunction with the introduction of a video link at the Council Offices, Dunstable in order to enable interested parties in the south of Central Bedfordshire to make representations to the Committee without the need to travel to Chicksands.**
- 3 that the Constitution Advisory Group be advised that the Committee endorses the proposed amendment of the Scheme of Delegation to Directors and other Officers in order that Regulation 3 applications, or other applications where the Council has an**

***interest, would be delegated unless an objection (or contrary representation) was received to the proposed development.***

- 4** ***that the Constitution Advisory Group be advised that that the Committee endorses the proposed amendment of the Scheme of Delegation to Directors and other Officers in order that Regulation 4 applications would be specifically excluded from the delegations and were determined by the Committee.***

\* Note: It was subsequently decided that the Full Council meeting on 10 September would only consider matters relating to the Boundary Committee for England's review of electoral arrangements in Central Bedfordshire and that the Constitution Advisory Group's recommendations would be considered at the reinstated meeting of Full Council to be held on 24 September.

(Note: The meeting commenced at 2.00 p.m. and concluded at 3.25 p.m.)

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# **Development Management Committee**

## **Late Sheet**

**Wednesday, 5 August 2009**

List of Speakers

Agenda No.	Planning Application	Page No.	Name	For the Application	Against Application
<b>Schedule A</b>					
7	SB/09/00163/OUT	1	Tom Daly		Against
7	SB/09/00163/OUT	1	Tracey Wood		Against
7	SB/09/00163/OUT	1	Tony Birch Leighton Buzzard Society		Against
7	SB/09/00163/OUT	1	David Messum		Against
7	SB/09/00163/OUT	1	Lawrance Thellenbrow		Against
7	SB/09/00163/OUT	1	Paul Edmonds		Against
7	SB/09/00163/OUT	1	Garath Barton	For	
7	SB/09/00163/OUT	1	John Gelder Voluntary Community Action	No	No

**LATE SHEET****DEVELOPMENT MANAGEMENT COMMITTEE – 5<sup>th</sup> August 2009****SCHEDULE A**

***Item 7 (Page 01-20) – SB/09/00163/OUT – Land between Stoke Road and Bossington Lane and north of Rothschild Road, Stoke Road, Linslade.***

**Additional Consultation/Publicity Responses:**

Local Residents Action Group – List of objections, map, photographs and newspaper extract attached as appendices.

**SCHEDULE C**

***Item 9 (Page 27-32) – CB/09/05123/TP – Linslade Lower School, Leopold Road, Linslade, Leighton Buzzard, LU7 2QU.***

**Additional Consultation/Publicity Responses:**

Leighton Linslade Town Council - No objection.

**Additional Comments**

The applicants advise that the larger array on the flat roof would have a maximum height of 0.85m rather than the 0.5m stated in the report.

**Additional/Amended Conditions**

2. The upper side of each solar panel hereby permitted shall have a non-reflective or non-shiny finish.  
REASON: To control the appearance of the development in the interests of the amenity of the area.  
(Policy BE8, S.B.L.P.R.).
3. This permission relates only to the details shown on Drawing No. 09/LLS/001 received 18/05/09 and the Site Location Plan and the Block Plan received 27/05/09 or to any subsequent appropriately enclosed revised plan.  
REASON: To identify the approved plans and avoid doubt.

***Item 12 (Page 47-52) – CB/09/05266/FULL – Pulloxhill Lower School, Fieldside Road, Pulloxhill, Bedford MK45 5HN.***

**Additional Comments**

The application site is within the ward of Flitwick East and the councillors named on the report should have been Councillor Jamieson and Councillor Turner

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09/00163 STOKE ROAD, LINSLADE - LIST OF OBJECTIONS BY CONCERNED LOCAL RESIDENTS ACTION GROUP

CENTRAL BEDFORDSHIRE COUNCIL  
 DEVELOPMENT CONTROL SERVICE  
 COPY TO  
 TO  
 30 JUL 2009  
 ACK FILE NO

For ease of identification, current homes which have been built over three tranches on the site of the old The Martins Estate, which now comprise of Bossington Lane (North of Rothschild Road), The Martins Drive and The Martins will be described as The Martins Estate.

Objections in *italic* refer to a recent unsuccessful outline planning permission appeal which mirrors this application in many ways. Details are below.

OBJECTIONS/ISSUES/POINTS	QUANTIFICATION/NOTES	PHOTOGRAPHIC/PAPER EVIDENCE TO BACK UP
<p><b>THE SITE/GENERAL</b></p> <ul style="list-style-type: none"> <li><i>The land is green belt (GB1), and also an area of great landscape value (AGLV), the surrounding residential area is an area of special character (BE6).</i></li> <li>Anglian Water have a 400m cordon sanitaire in place around the foul waste water works.</li> <li>Stoke Road will lose the benefit of the by-pass, without the benefit of being an "A" road.</li> <li>The proposals rely heavily on the use of Bossington Lane, which is privately owned and has not been maintained by the council for 40 years either as a highway or bridleway.</li> <li>It is currently agricultural land, used for pasture, and closed to the public since 1980's.</li> <li><i>If public access were opened up as proposed would result in the loss of intrinsic features and degradation of green belt land.</i></li> <li><i>Approval of proposal could set a precedent for the approval of similar sites located within the green belt.</i></li> <li>The decision makers must have regard to all material considerations relevant at the time of their decision.</li> </ul>	<ul style="list-style-type: none"> <li>People using Linslade Woods or the footpath on to Stoke Road opposite the site already have, and use Globe Lane to access the canal towpath by The Globe Inn.</li> <li>Gordon Brown stated at PMQ's in June 2009 that new building should be on brown field sites, not green belt land. It is not Government Policy to allow this type of development.</li> <li>The Leighton-Linslade Town Council (LLTC) have confirmed they are not reviewing green belt policy and have no plans to do so in the near future. LLTC have confirmed they have two brown field sites available now.</li> <li>If approved developers will use this development as a precedent to build out along Stoke Road to the by-pass, in addition to increasing the 199 properties listed in this application.</li> <li>The law has not changed; the decision must be based on current law, not what might be in the future.</li> </ul>	<p>Photographs B, C, D, E &amp; F</p> <p>Stoke Road, between Rothschild Road, and Globe Lane</p> <ul style="list-style-type: none"> <li>The entrance to Globe Lane, and how near it is to the site of the proposed roundabout.</li> <li>Also the bends and gradient on the road from each direction.</li> <li>Linslade Woods is nearer Globe Lane than the new roundabout.</li> </ul>
<p><b>ENVIRONMENT</b></p> <ul style="list-style-type: none"> <li><i>Does not provide a quality residential environment, also the development would also constitute a serious nuisance to inhabitants of existing residential buildings under The Town and Country Planning (General Permitted Development) Order 1995.</i></li> <li>Submitted plans have inadequate odour, environment, traffic and local impact reports.</li> <li>No primary school places in Linslade, will have to travel, assuming places are available when the rest of the building programme takes place.</li> <li><i>Proposal should take into account of allowances of climate change, no account has been taken of the inevitable increase in storm water run off, on to The Martins Estate.</i></li> <li>Tree T9 on Bossington Lane is dead on tree statement, it is not dead.</li> <li>Security lights from development will cause a nuisance to existing residents.</li> <li>Extensive local wildlife will suffer by the impact of 5 years of building.</li> <li>Archaeology of site ruined if site cleared.</li> <li><i>Submitted plans take inadequate account of existing contours, proposal would be harmful to the areas environmental quality and character.</i></li> <li>Houses will be higher than existing houses and will block out light.</li> </ul>	<ul style="list-style-type: none"> <li>Around 800 people will live on development, this plus an un-researched number of the public, could add well over 1000 plus people on to Bossington Lane (private road, single track, no pavements and no lights) on a regular basis, day and night.</li> <li>Will add 400 cars to the local roads; add to congestion on local roads, and competition for local parking spaces.</li> <li>No impact report on residents immediately affected. Reports were taken over a few days at very quiet times. To provide a proper assessment they should have been over several days including weekends, over each season.</li> <li>Children will have to walk a long way or go by car losing the benefit from the by-pass at peak times. Routes such as towpath and Bossington Lane are not suitable for walking in the winter, or in bad weather.</li> <li>Topography of site would result in storm and flash flood water running off site in the direction of Bossington Lane and The Martins Estate which has two small drains at the bottom of the hill which go directly into the canal.</li> <li>Tree "T9" is listed as dead, and marked for removal. It is not dead but does require some attention, it is a local feature, and adds to the character of Bossington Lane.</li> <li>The proposal states that new residents will be asked not to put security lights up where they will annoy existing residents.</li> <li>Badgers, Deer, Herons, Swans, Ducks etc. Will suffer and be pushed away from their habitat, by the influx of people, noise bringing new dangers</li> <li>The rare Belgic archaeology will be lost for generations if site is allowed to be built on.</li> </ul>	<p>Photographs F, H, I, J, K1, K2, L, M, N &amp; O Bossington Lane N &amp; S, Rothschild Road &amp; Swing bridge</p> <ul style="list-style-type: none"> <li>Point of access to Bossington Lane (BL) N from the swing bridge for the entire town.</li> <li>The gate at the spot Bloor want to give access to (BL) for 800 people living on the estate.</li> <li>BL North, single track, no pavement, no lights, maintained at existing residents expense for years.</li> <li>Only access in and out for existing residents.</li> <li>Tree to be removed is not dead, just in the way.</li> </ul>
<p><b>STOKE ROAD AND SURROUNDING AREA</b></p> <ul style="list-style-type: none"> <li>Stoke Road will lose the benefit of the by-pass, without the benefit of being an "A" road</li> <li>The proposed junction is dangerous, on a U bend and the brow of a hill</li> <li>Accident report did not show unreported accidents of which there are many.</li> </ul>	<ul style="list-style-type: none"> <li>Cars from Linslade leaving town will have to give way to estate traffic on a steep hill on an un-gritted road in ice and snow, making it impossible to travel on this route out of Linslade on winter mornings.</li> <li>Weekend traffic and parking is at breaking point now. Cars are taking two to four changes of lights at Dillamore's to get through the traffic lights on Saturdays.</li> <li>The accident report does not match the number of near misses or minor accidents at the junction of Stoke Road, Golden Riddy and Rothschild Road.</li> </ul>	<p>Photographs A, B, C, D &amp; E</p> <p>Stoke Road around site of new roundabout.</p> <ul style="list-style-type: none"> <li>On hill, blind bends, not gritted in winter, previous issues with crossing at that point when Sutherlands was a school</li> </ul>

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09/00163 STOKE ROAD, LINSLADE - LIST OF OBJECTIONS BY CONCERNED LOCAL RESIDENTS ACTION GROUP

<p><b>SEWAGE WORKS/CONTAMINATION/FOUL WASTE/ANGLIAN WATER</b></p> <ul style="list-style-type: none"> <li>▪ Anglian Water have a 400m cordon sanitaire in place around foul waste water works.</li> <li>▪ It would not be in the public interest to approve development where there is a risk of smell, flies and rat nuisance to future occupants.</li> <li>▪ Anglian Water have objected to the development as neighbouring land owners.</li> <li>▪ Anglian Water have stated that they do not have the capacity to take the foul waste from the development at the treatment works.</li> <li>▪ Manhole 6701 located in Bossington Lane is owned by Anglian Water but is on the private Bossington Lane and the pipes belong to existing residents.</li> <li>▪ The sewage works does smell considerably when it is hot and wet.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The entire site, including gardens, a public children's play and picnic area lie 330m from the sewage works, well within the 400m cordon sanitair from the sewage works.</li> <li>▪ The site is subject to smell, rats and flies nuisance, leaking airborne arsenic, all of which are a health risk, which will lead to complaints.</li> <li>▪ Questions regarding the safe removal of airborne arsenic contaminated topsoil, and replacement with clean topsoil by road. Health, safety, congestion etc.</li> <li>▪ The proposal favour attaching the foul waste (sewage) from the site to manhole 6701, located in Bossington Lane at the top of The Martins Estate. The manhole belongs to Anglian Water, however the pipes belong to the residents of The Martins Estate (in private roads), and lead to a pumping station in The Martins.</li> <li>▪ The sewage network for The Martins Estate has been paid for by the residents and the conveyance of properties in The Martins make it clear the network is for the sole benefit of the residents and cannot be added to by another development, unless all the existing residents agree.</li> </ul>	<p>See map, for proximity to site, and existing residents.</p>
<p><b>BOSSINGTON LANE, ROTHSCHILD ROAD &amp; THE MARTINS ESTATE</b></p> <ul style="list-style-type: none"> <li>▪ The proposals rely heavily on the use of Bossington Lane, which is privately owned and has not been maintained by the council for 40 years either as a highway or bridleway.</li> <li>▪ Existing residential vehicle access along Bossington Lane and Rothschild Road has not been taken into account.</li> <li>▪ Issues with making BL a cycleway, on a road that is also a private highway with no pavement or lights.</li> <li>▪ Personal attack (rape) alarms and cycle vouchers are to be offered in welcome packs by developer. Encouraging massive increase of use in Bossington Lane, even with residents being responsible for the maintenance and structure. The Council do not supply dog waste bins or collect litter from BL, used to collect litter in the 1960's, prior to un-adopting the lane.</li> <li>▪ Issues with opening up the area from a 200 year old dead end private road to a through route, for pedestrians and cycles, with no public parking, litter or dog excrement collection.</li> <li>▪ The width of BL in Bloor's statement is incorrect.</li> <li>▪ The houses in Bossington Lane and The Martins Estate are on a brown field site.</li> <li>▪ As Bossington Lane is a private road, all residents must agree to any changes.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Bossington Lane and Rothschild Road is the existing residents only way in and out, for resident's visitors, deliveries and emergency services. Dangerous for cycles, pedestrians and vehicles.</li> <li>▪ Congestion and possible trespass against the residents by decision makers if residents access is restricted due to heavy use due by the development and opening up Bossington Lane as a through route. Mixing bikes, pedestrians and cars on Bossington Lane at the same time.</li> <li>▪ No public parking, toilets, litter, or dog excrement collection on site, or on Bossington Lane.</li> <li>▪ No maintenance at all north of Rothschild Road.</li> <li>▪ Bloor to offer rape alarms for vulnerable residents for dark footpaths and towpath indicating area not safe to walk alone on.</li> <li>▪ An unofficial opening will open up to the south of the site by the sub station in Bossington Lane.</li> <li>▪ The houses in Bossington Lane and The Martins Estate are on a brown field site. The original Martins Estate was built on the site of a sand quarry, later The Martins Mansion was built, and later parts were sold off in the early 1960's to become the houses in Bossington Lane and The Martins Drive, with The Martins houses following in 1973. Primrose Cottage is much earlier dating to around the 1930's. All predate The Town and Country Planning (General Permitted Development) Order 1995, relating to a 400m Cordon Sanitair around the foul waste water treatment works in Globe Lane which borders the site.</li> </ul>	<p><b>Photographs F, H, J, I, K1&amp;2, L, M &amp; N.</b></p> <ul style="list-style-type: none"> <li>▪ Bossington Lane is much narrower than listed in plans.</li> <li>▪ No pavements or lights, who will respond to rape alarms?</li> <li>▪ Only access for existing residents, vehicle access has priority.</li> <li>▪ Not suitable for cars and cycles, pedestrians at the same time.</li> <li>▪ Not suitable for 1000 + extra people every day.</li> <li>▪ Development will open unofficial access points and use lane for parking</li> <li>▪ Tree not dead.</li> <li>▪ Rothschild Road, is not up to the extra congestion.</li> </ul>
<p><b>SWINGBRIDGE</b></p> <ul style="list-style-type: none"> <li>▪ British Waterways have not supported the opening of the swing bridge, or entrance to Bossington Lane via footpath from swing bridge.</li> <li>▪ Swing bridge not safe.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Previous vandalism</li> <li>▪ Cause congestion with boats</li> <li>▪ Hazard to people hiring narrow boats for the first time from Bossington Lane boat hire company</li> <li>▪ Children playing with controls to open swing bridge on to passing boats</li> <li>▪ Safety implications (see accident report)</li> <li>▪ Out of view of development</li> <li>▪ No supervision</li> <li>▪ No road access for emergency services</li> <li>▪ Danger for people leaving pub worse for wear and crossing bridge in the dark</li> </ul>	<p><b>Photographs O, Q and newspaper cutting.</b></p> <ul style="list-style-type: none"> <li>▪ Blind corner for boats leaving lock.</li> <li>▪ No vehicle access for emergency services.</li> <li>▪ Not overlooked.</li> <li>▪ Congestion now with cyclists and pedestrians.</li> </ul>
<p><b>Appeal - Whitefield College of The Bible 3rd July 2008</b></p>	<ul style="list-style-type: none"> <li>▪ Appeal for outline planning covers many of the same points as the Bloor proposal, and was dismissed and outline planning refused. This matches this scenario more closely than Bloor's appeals and for ease are in italics.</li> </ul>	<p>Copy attached.</p>

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OFFICIAL COPY TITLE PLAN

This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.  
 This official copy shows the state of the title plan on 1/3/06 at 09:53:42. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.  
 Issued on 1 March 2006  
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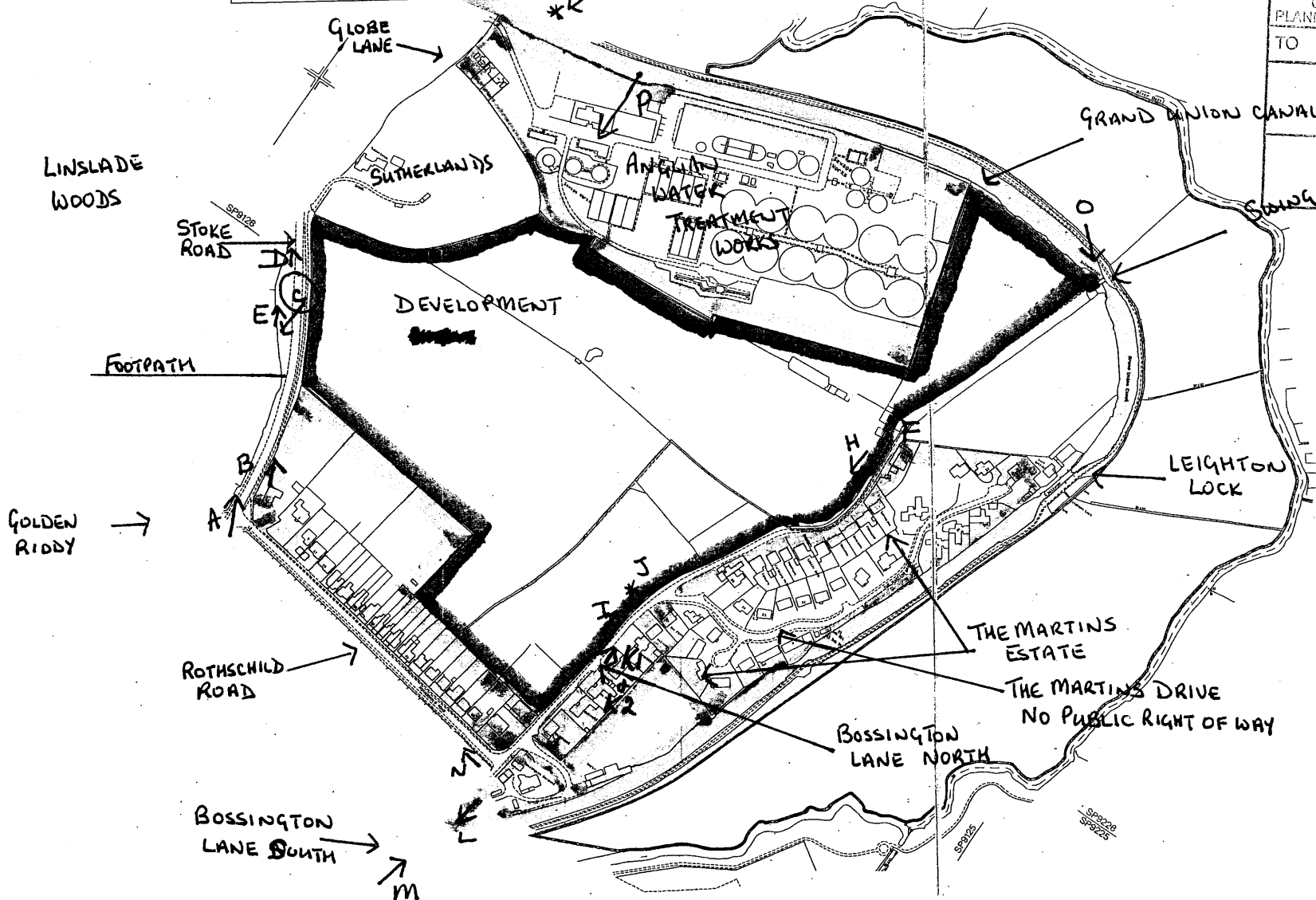
THE GLOBE INN

H. M. LAND REGISTRY		TITLE NUMBER <b>BD210548</b>	
ORDNANCE SURVEY PLAN REFERENCE	SP9125 SP9225 SP9126 SP9226	Scale 1/2500	
ADMINISTRATIVE AREA BEDFORDSHIRE : SOUTH BEDFORDSHIRE		© Crown Copyright Reserved	

Q = EIGHT HUNDRED PEOPLE ON LOUD MARCH IN APRIL  
 SAME NUMBER AS WILL LIVE ON SITE

Q = WALKERS MAKING WAY FOR CYCLISTS ON TOWPATH

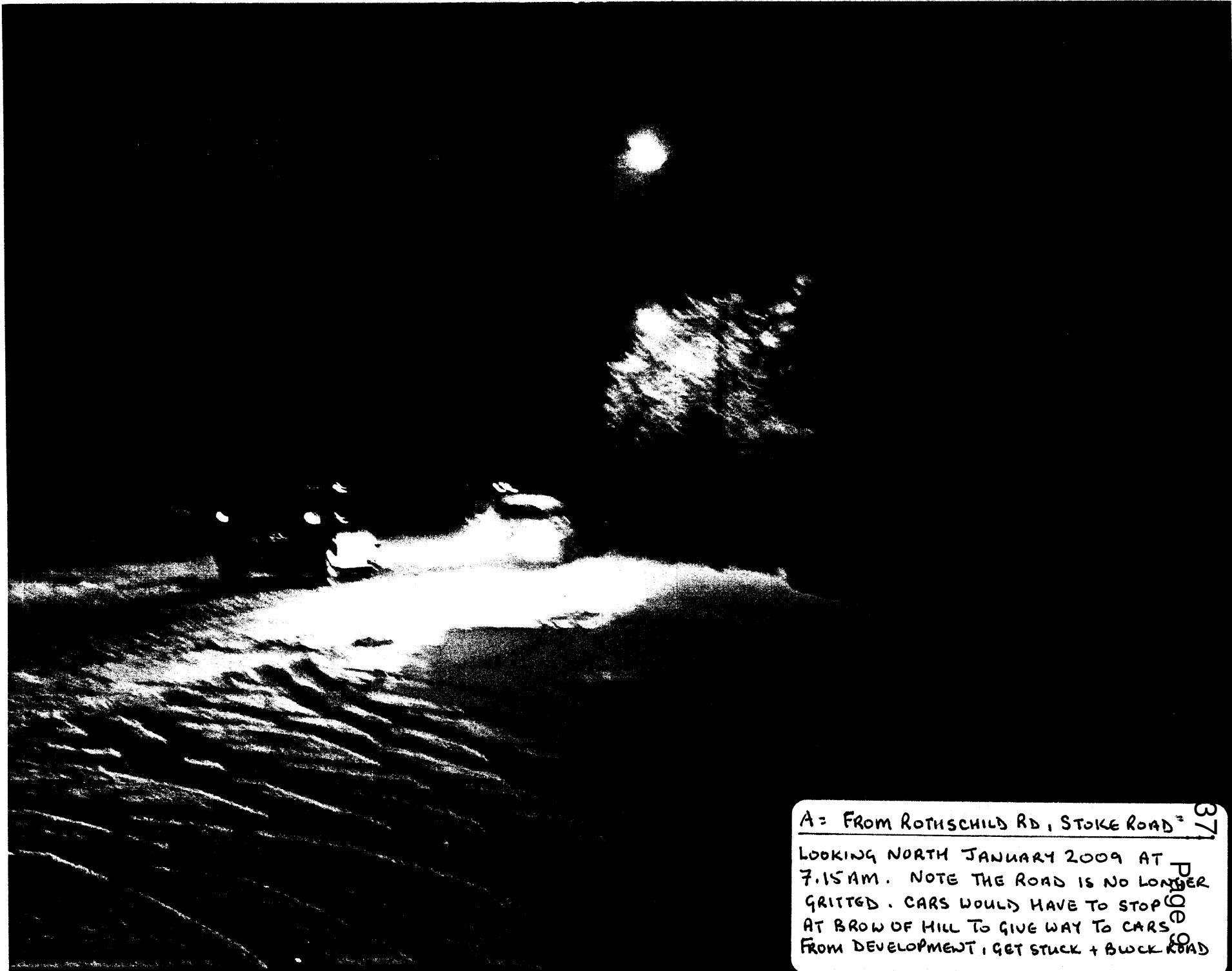
CENTRAL BEDFORDSHIRE COUNCIL PLANNING DEVELOPMENT CONTROL SERVICE	
TO	COPY TO
30 JUL 2009	
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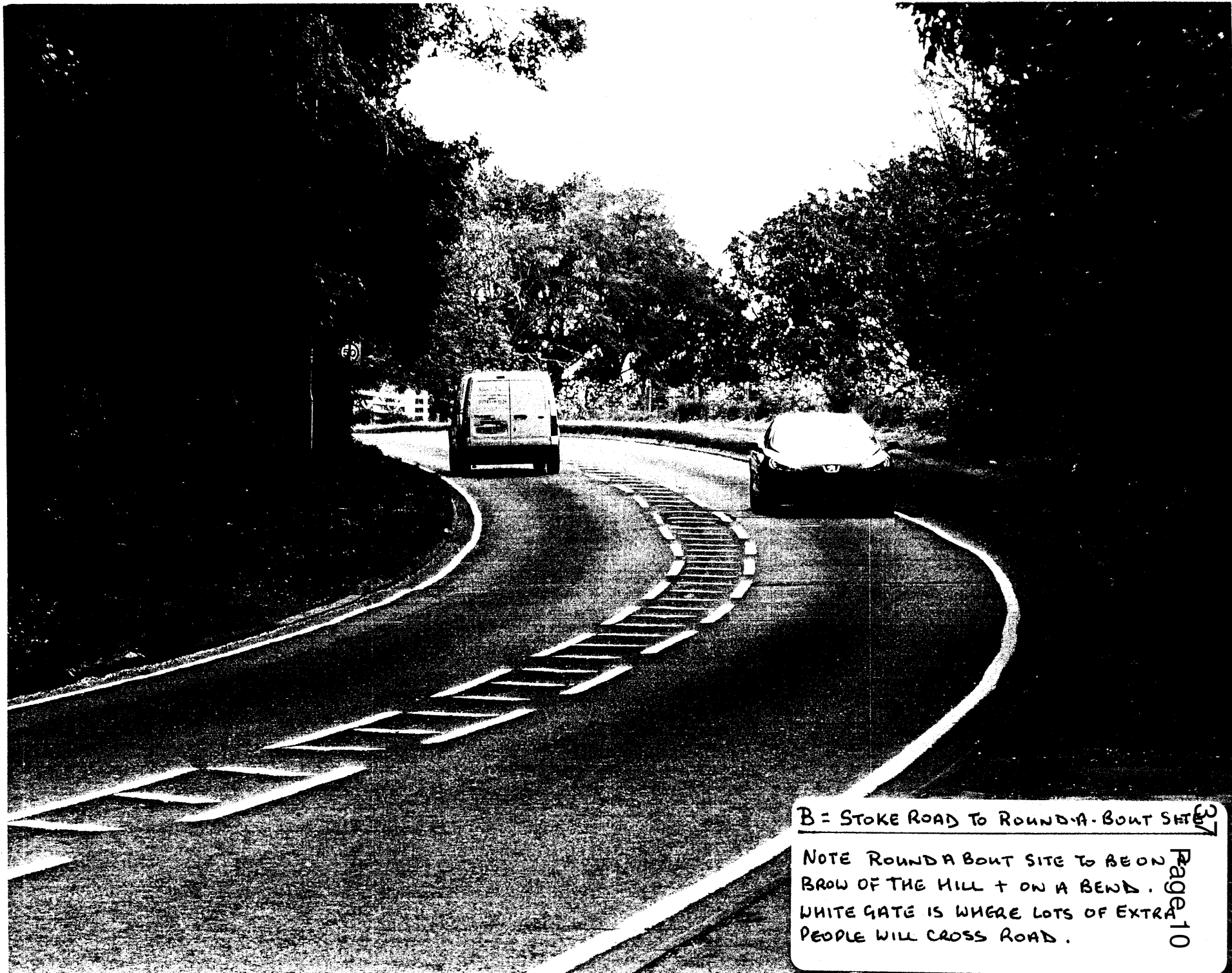
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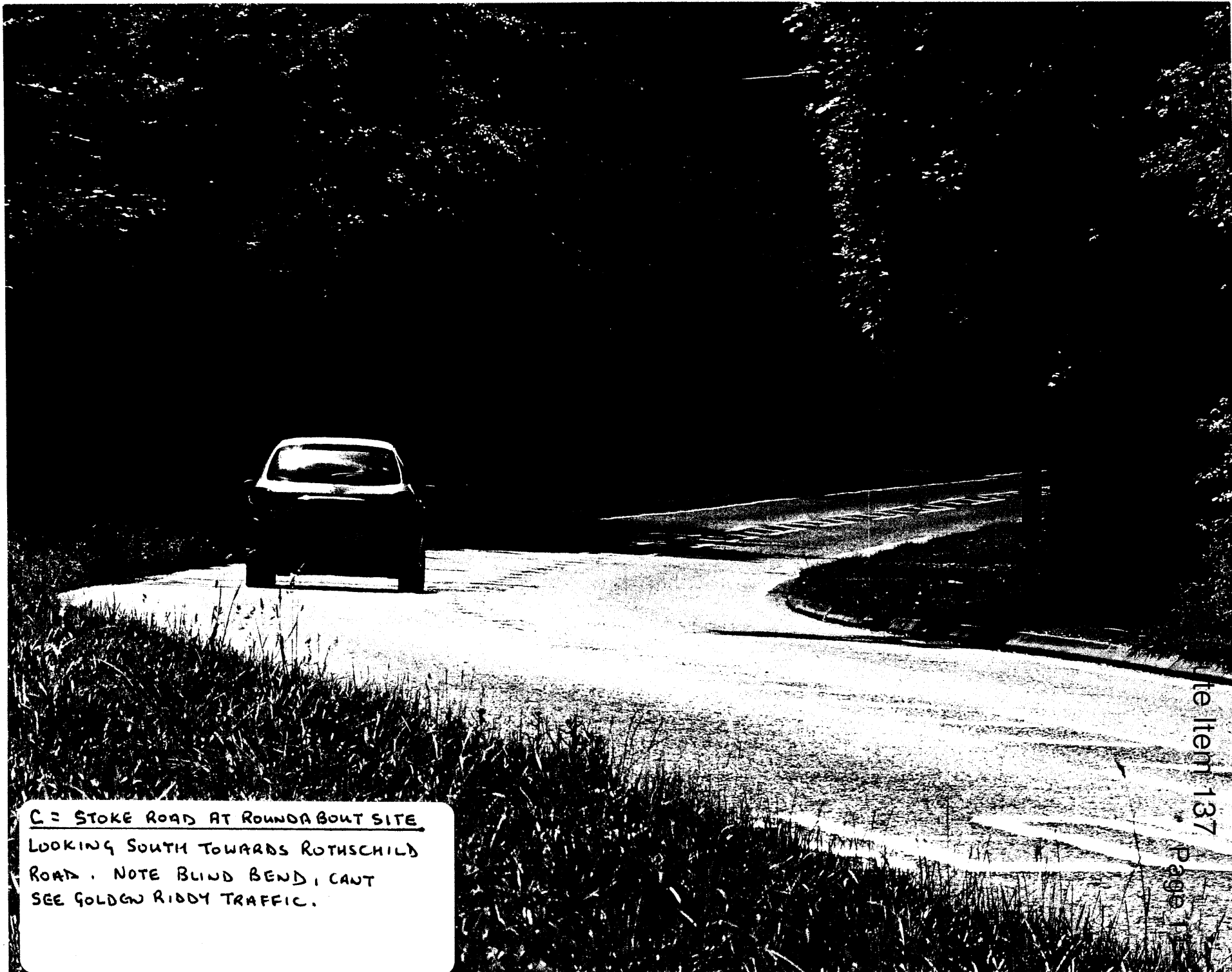
A = FROM ROTHSCHILD RD, STOKE ROAD <sup>37</sup>  
LOOKING NORTH JANUARY 2009 AT 7.15 AM. NOTE THE ROAD IS NO LONGER GRITTED. CARS WOULD HAVE TO STOP AT BROW OF HILL TO GIVE WAY TO CARS FROM DEVELOPMENT, GET STUCK + BUCK ROAD

Page 30

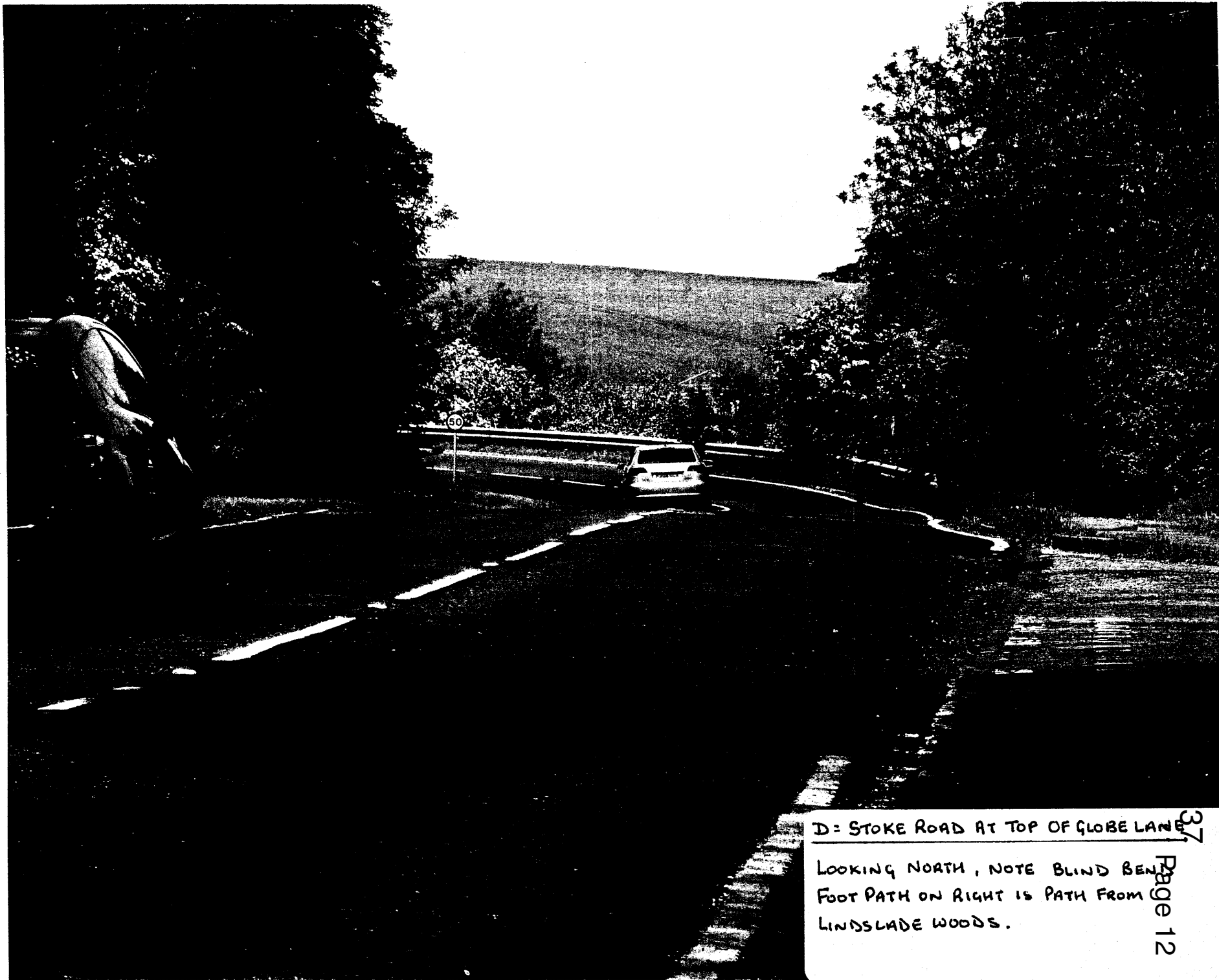


B = STAKE ROAD TO ROUND-A-BOUT SITE <sup>37</sup>

NOTE ROUND A BOUT SITE TO BE ON  
BROW OF THE HILL + ON A BEND .  
WHITE GATE IS WHERE LOTS OF EXTRA  
PEOPLE WILL CROSS ROAD .

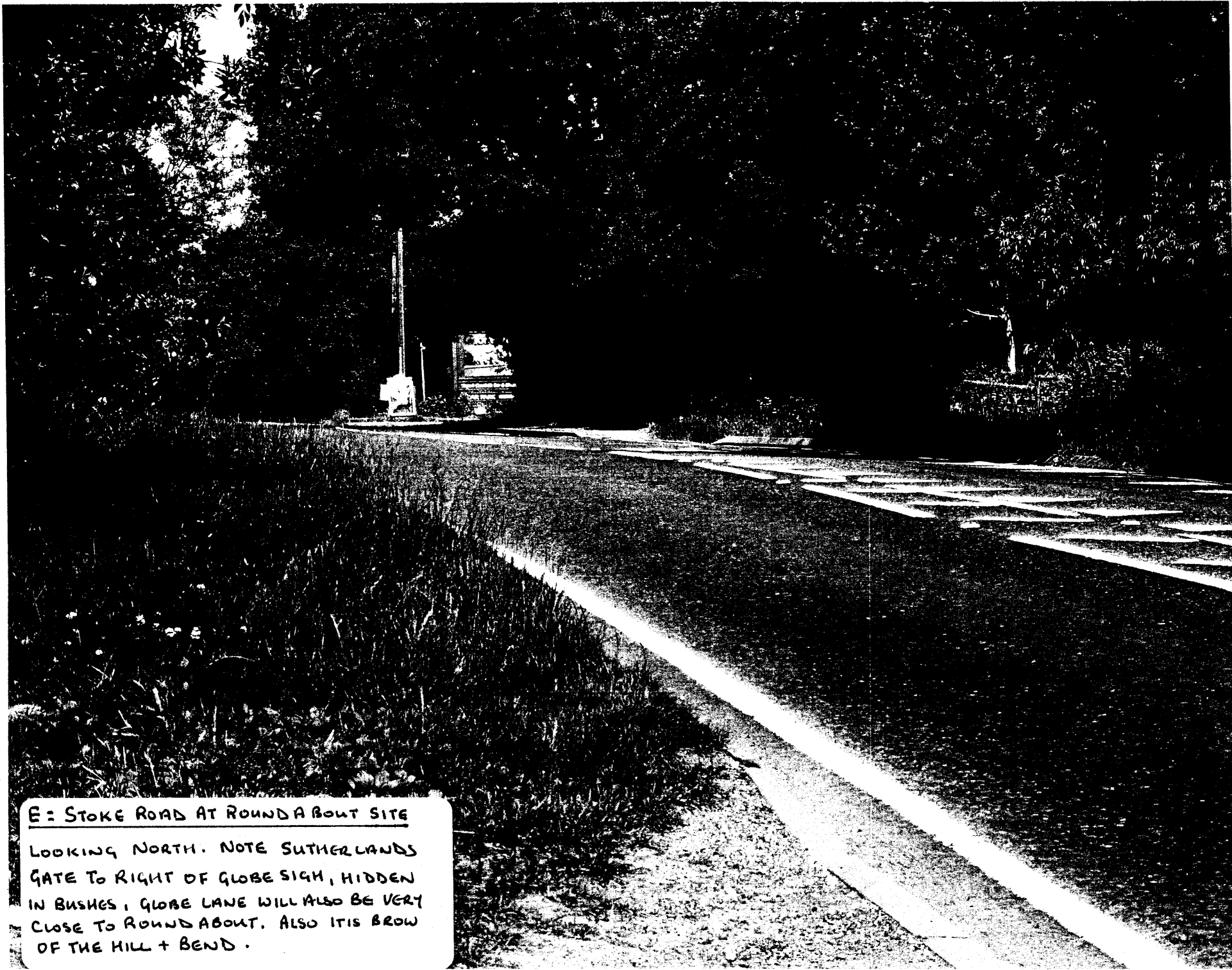


C = STAKE ROAD AT ROUNDABOUT SITE  
LOOKING SOUTH TOWARDS ROTHSCHILD  
ROAD . NOTE BLIND BEND , CANT  
SEE GOLDEN RIBBY TRAFFIC .



D: STOKE ROAD AT TOP OF GLOBE LANE 37

LOOKING NORTH, NOTE BLIND BEND.  
FOOT PATH ON RIGHT IS PATH FROM  
LINDSLADE WOODS.



E: STOKES ROAD AT ROUNDABOUT SITE

LOOKING NORTH. NOTE SUTHERLANDS  
GATE TO RIGHT OF GLOBE SIGN, HIDDEN  
IN BUSHES, GLOBE LANE WILL ALSO BE VERY  
CLOSE TO ROUNDABOUT. ALSO IT IS BROW  
OF THE HILL + BEND.

F = BOSSINGTON FARM 1980'S - PRESENT

THE PUBLIC ARE NOT WELCOME. THIS USED TO BE A FOOTPATH TO SWING BRIDGE OPEN TO WALKERS. PRESENT OWNERS CLOSED IT OFF + PUT UP SIGNS.

BOSSINGTON  
FARM

PRIVATE LAND  
TRESPASSERS WILL  
BE PROSECUTED

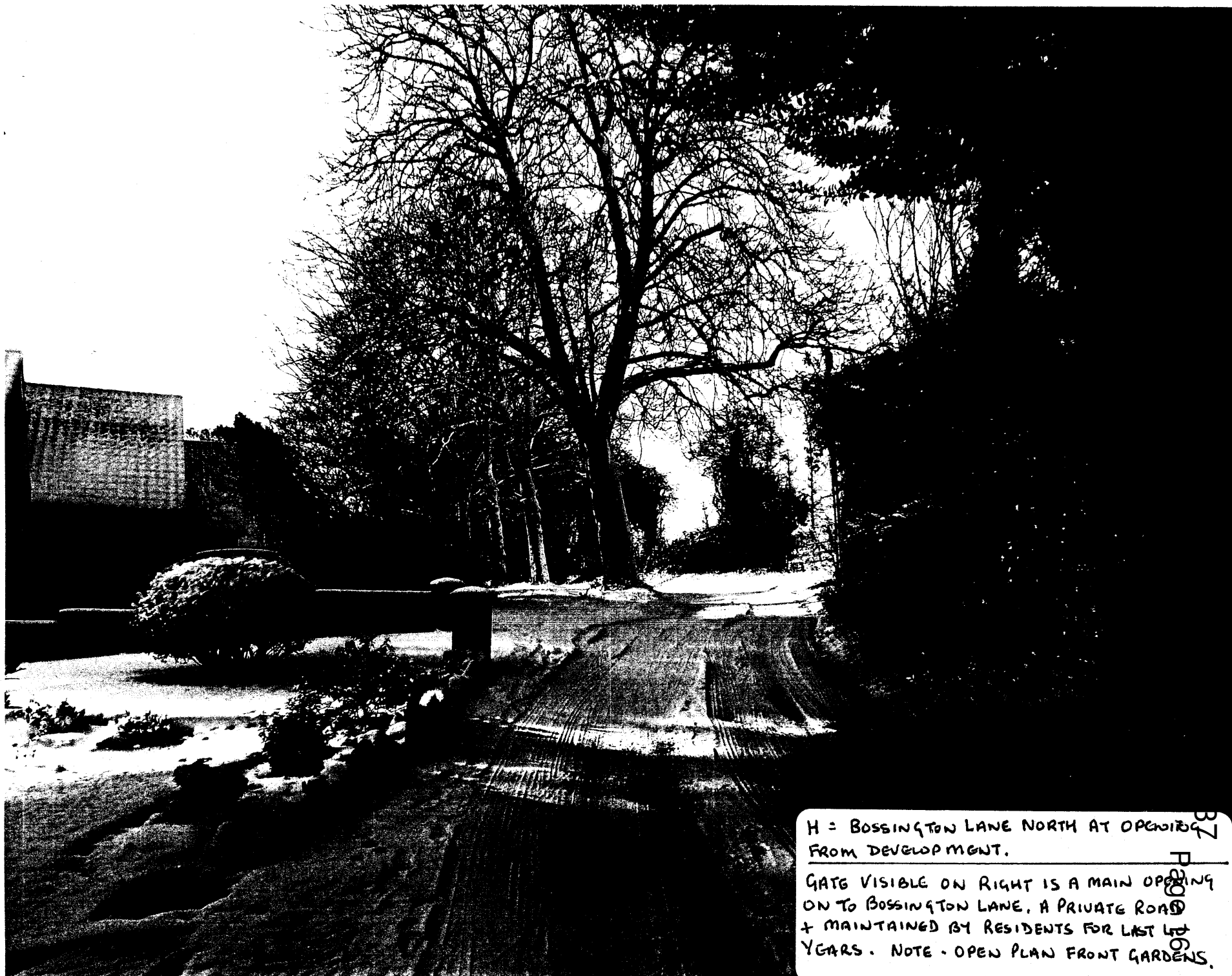




Minute Item 37

G = LOUD MARCH IN APRIL 2009

800 PEOPLE PROTESTED AGAINST FURTHER  
MASS DEVELOPMENT OF LBIGHTON-LINSDON.  
THIS IS AROUND THE SAME NUMBER  
PEOPLE WHO WILL LIVE ON DEVELOPMENT  
+ USE BOSSINGTON LANE ON FOOT + BIKES.



H = BOSSINGTON LANE NORTH AT OPENING  
FROM DEVELOPMENT.

GATE VISIBLE ON RIGHT IS A MAIN OPENING  
ON TO BOSSINGTON LANE, A PRIVATE ROAD  
& MAINTAINED BY RESIDENTS FOR LAST 10  
YEARS. NOTE - OPEN PLAN FRONT GARDENS.



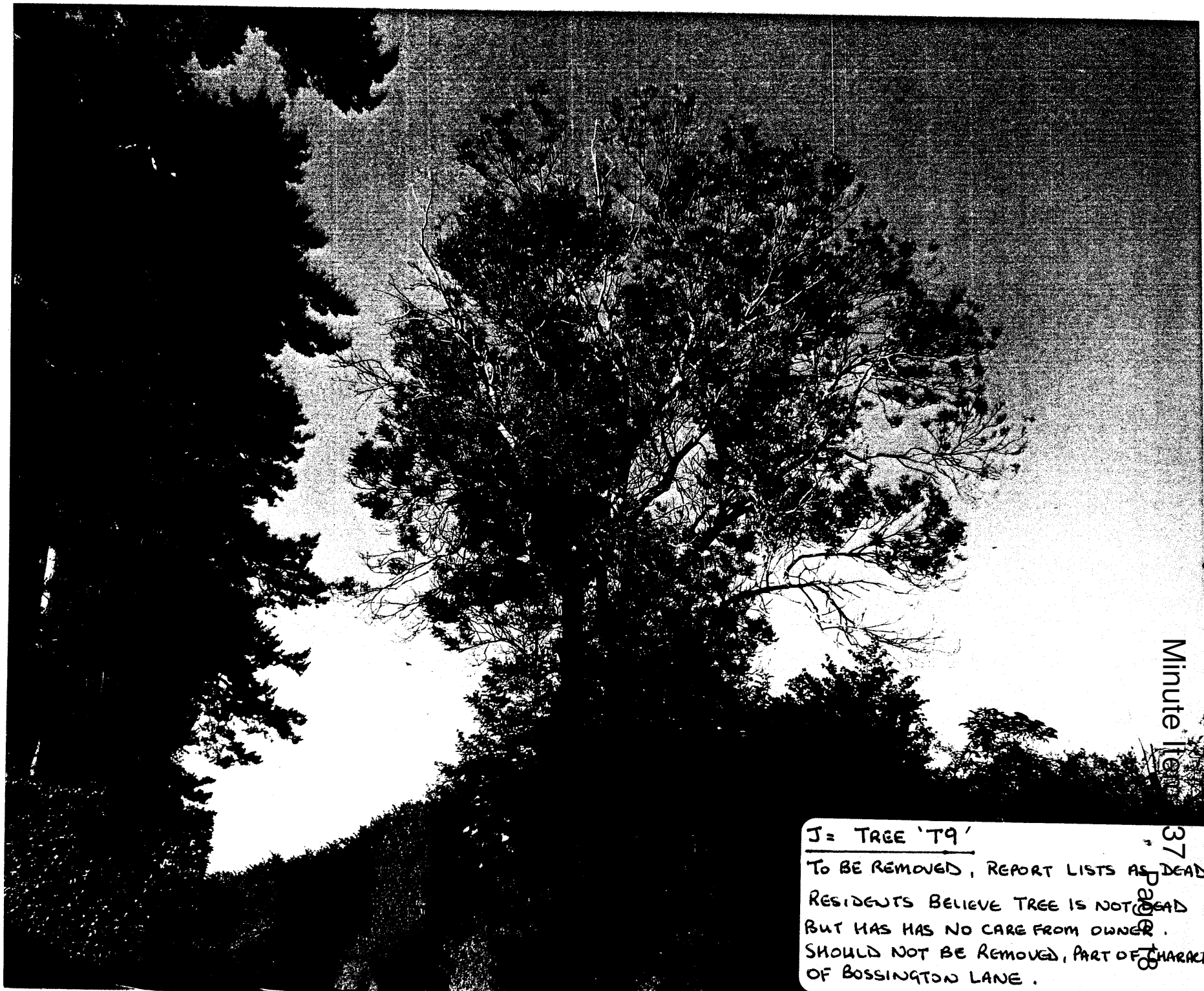


I = BOSSINGTON LANE BETWEEN ROTHSCHILD  
+ THE MARTINS DRIVE

NOTE BLOOR WANT TO BLOCK RESIDENTS  
ONLY ACCESS WITH 800 EXTRA PEOPLE  
FOOT + BIKES.

m 137

P  
17



Minute Item

37

J = TREE 'T9'

TO BE REMOVED, REPORT LISTS AS DEAD  
RESIDENTS BELIEVE TREE IS NOT DEAD  
BUT HAS NO CARE FROM OWNER.  
SHOULD NOT BE REMOVED, PART OF CHARACTER  
OF BOSSINGTON LANE.



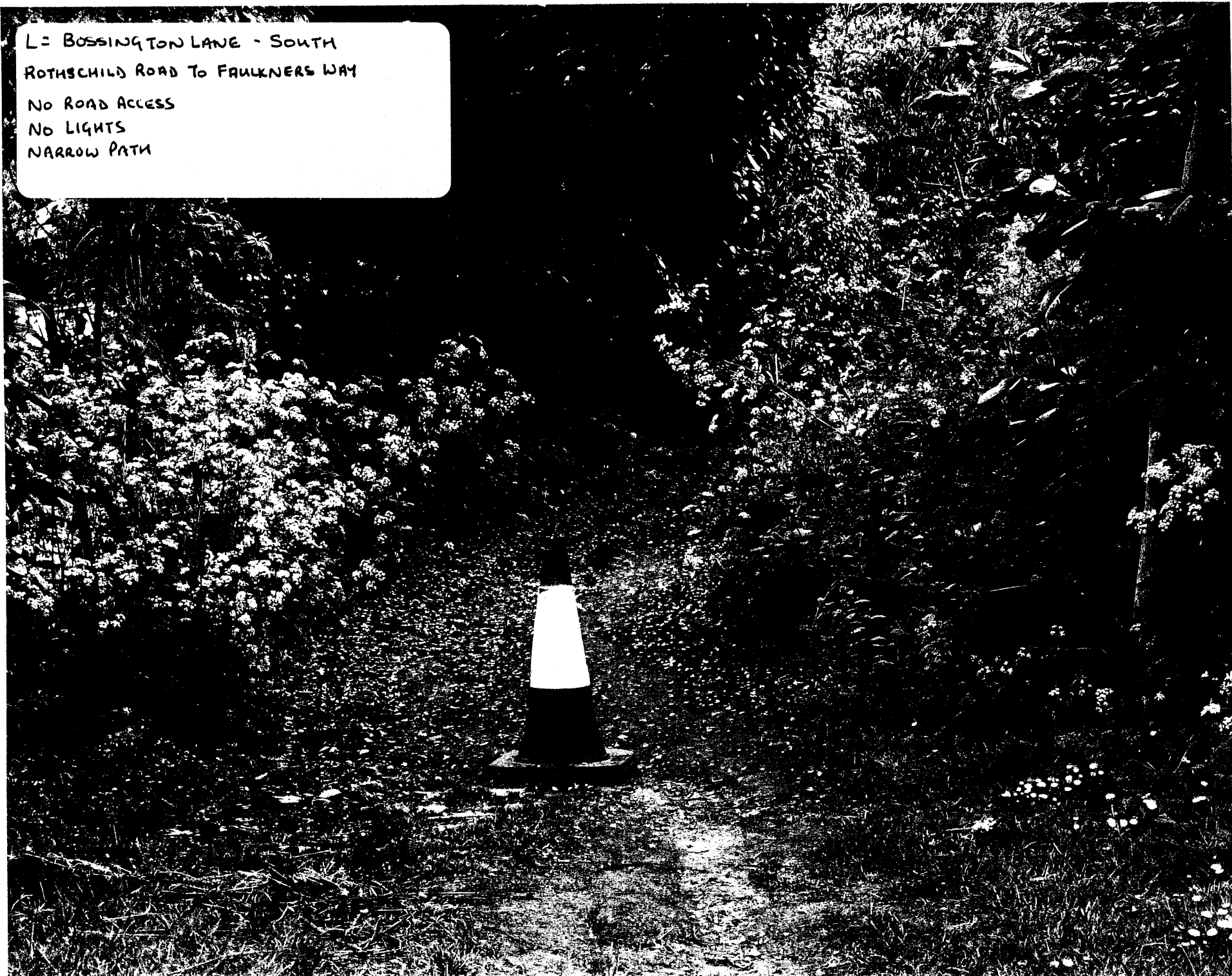
K1 = BOSSINGTON LANE NORTH

CYCLIST BETWEEN ROTHSCHILD ROAD +  
MARTINS DRIVE. ONE CYCLIST NO ROOM  
FOR CARS OR PEDESTRIANS.



K2 = BOSSINGTON LANE - NORTH  
CAR BEHIND CYCLIST, UNABLE TO  
PASS.  
NOTE - NO PAVEMENT + NO LIGHTS  
NO LITTER OR DOG BINS

L= BOSSINGTON LANE - SOUTH  
ROTHSCHILD ROAD TO FAULKNERS WAY  
NO ROAD ACCESS  
NO LIGHTS  
NARROW PATH



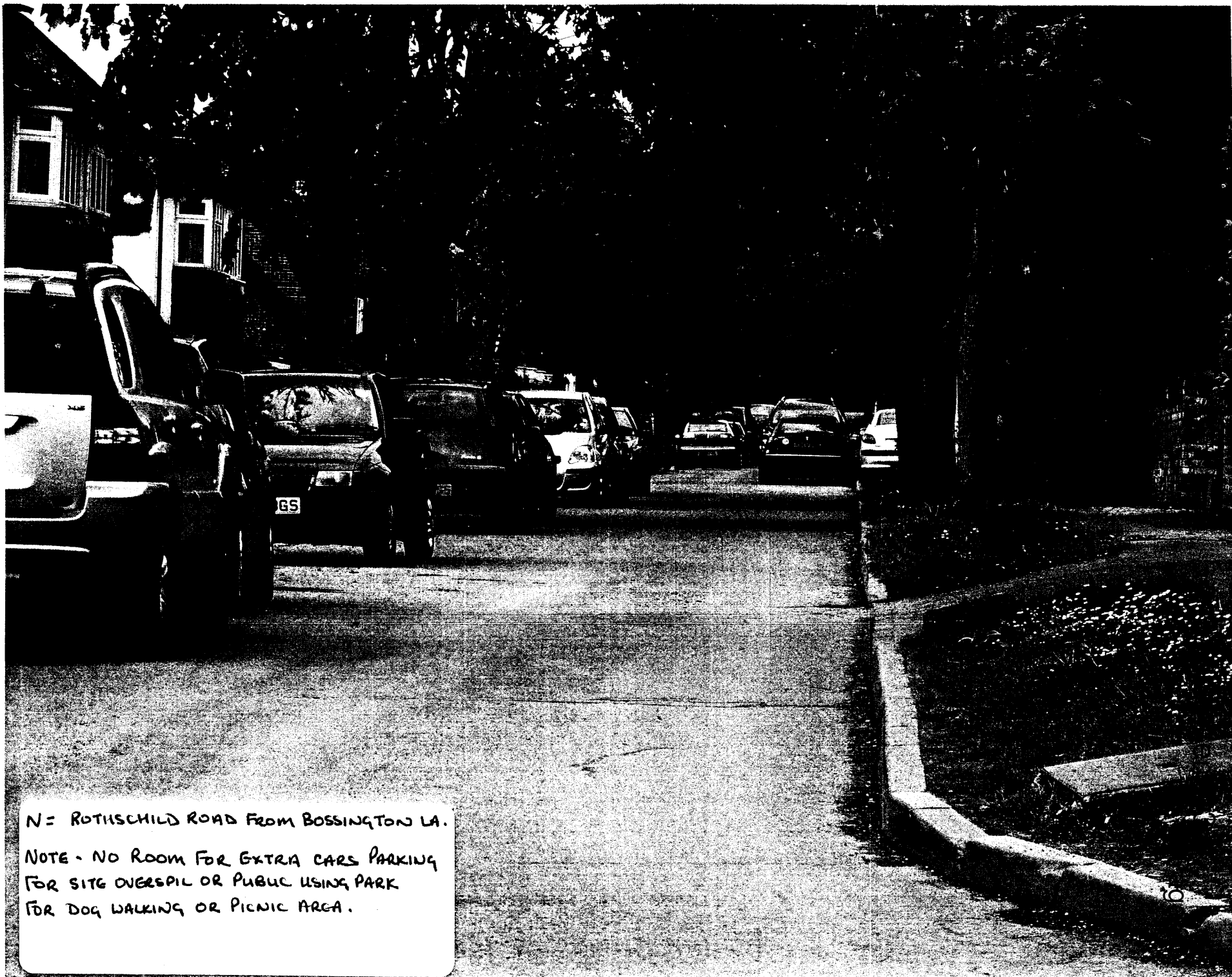


M = BOSSINGTON LANE SOUTH

LOOKING FROM FAUKNGES WAY <sup>END</sup> TOWARDS  
ROTHSCHILD ROAD END.

NOTE - VERY NARROW FOOTPATH, NOT  
MAINTAINED BY COUNCIL. NO DOG  
BINS OR LITTER BINS.





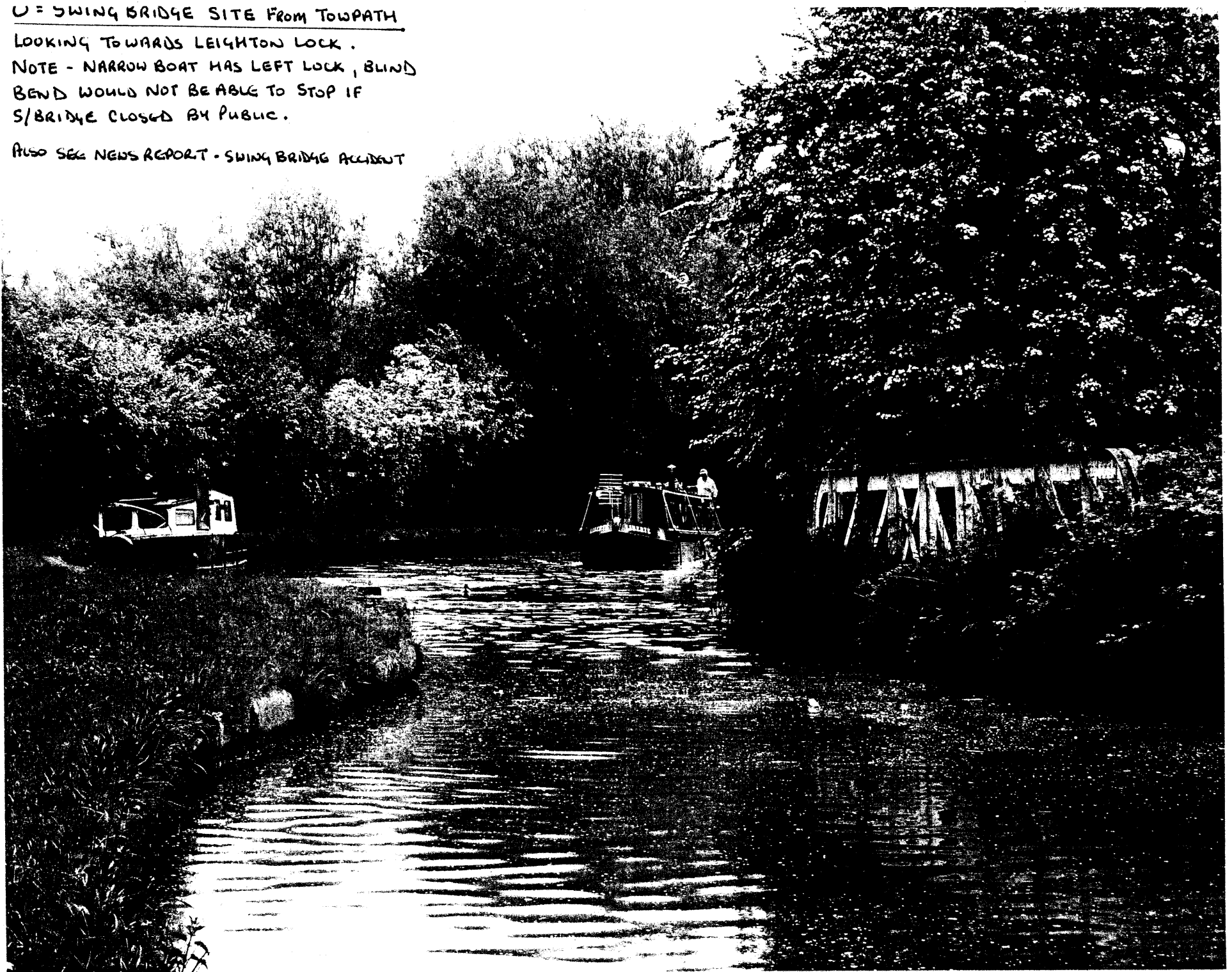
N = ROTHSCHILD ROAD FROM BOSSINGTON LA.  
NOTE - NO ROOM FOR EXTRA CARS PARKING  
FOR SITE OVERSPILL OR PUBLIC USING PARK  
FOR DOG WALKING OR PICNIC AREA.

U = SWING BRIDGE SITE FROM TOWPATH

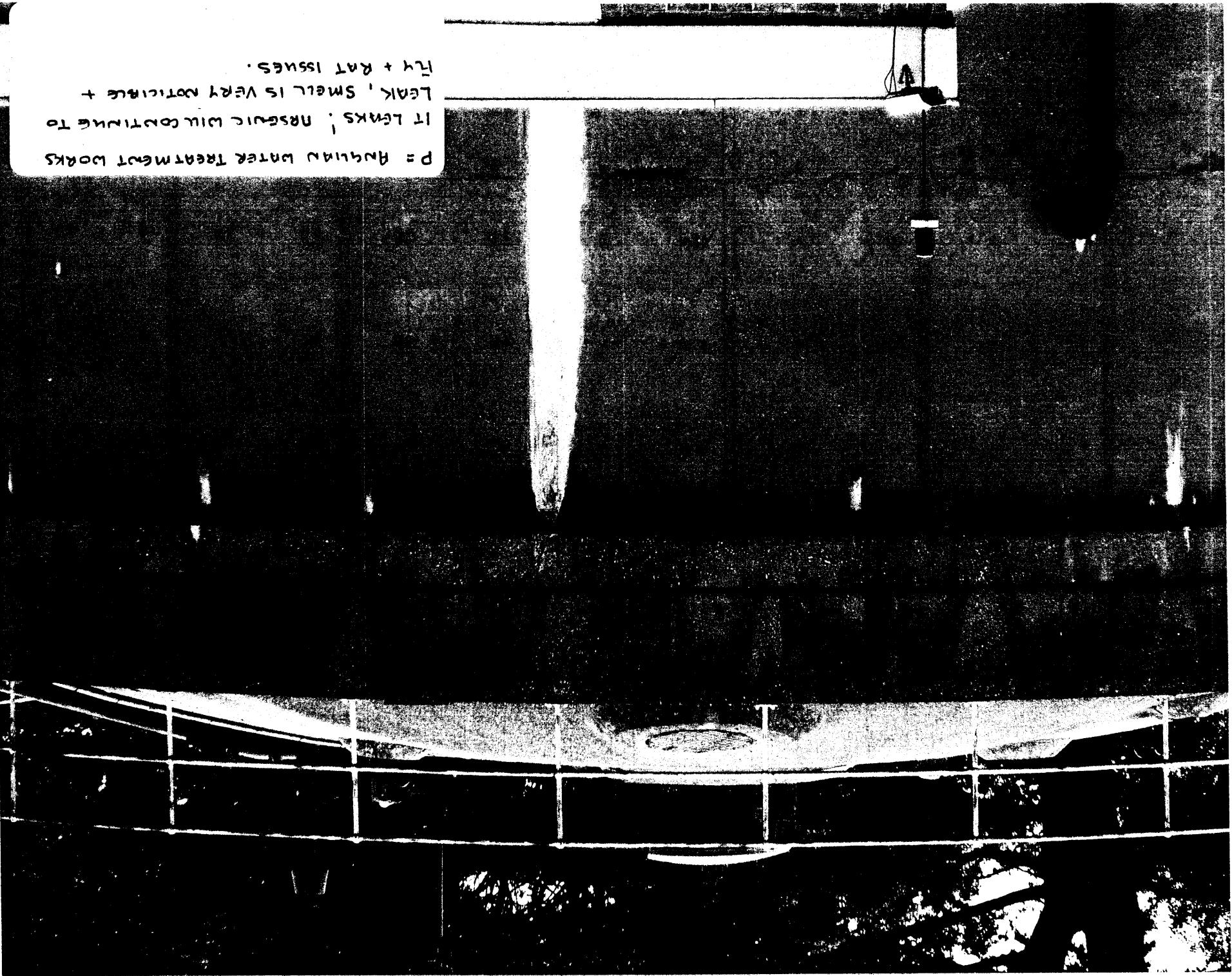
LOOKING TOWARDS LEIGHTON LOCK .

NOTE - NARROW BOAT HAS LEFT LOCK , BLIND  
BEND WOULD NOT BE ABLE TO STOP IF  
S/BRIDGE CLOSED BY PUBLIC .

ALSO SEE NEWS REPORT - SWING BRIDGE ACCIDENT







P = AQUANA WATER TREATMENT WORKS  
IT LEAKS, NOISE IS VERY NOTICEABLE +  
LEAK, SMELL IS VERY NOTICEABLE +  
FLY + RAT ISSUES.



Q = CANAL TOWPATH AT TESCO END

WALKERS HAVING TO STAND ASIDE TO  
ALLOW CYCLISTS TO PASS ON A SUNDAY  
AFTER NOON. NOTE THAT TOWPATH IS  
VERY BUSY NOW AT WEEKENDS.

# Mail Online

## Girl, 15, has legs amputated following 'horrendous' swing bridge accident

By Daily Mail Reporter  
Last updated at 8:24 PM on 24th June 2008



© MANCHESTER EVENING NEWS SYNDICATED

Jade Smethurst: Trapped against canal bank

A girl of 15 has had both legs amputated after a horrific accident on a swing bridge.

Jade Smethurst was dangling her feet over the side of the concrete and steel canal crossing when it swung shut, trapping her against the bank.

Friends struggled to free her before the emergency services arrived.

Last night, her parents spoke of their 'living nightmare' after doctors were forced to remove Jade's legs below the knee.

Her mother Wendy said: 'None of us is thinking straight at the moment. It is still a nightmare.'

'At the moment she is comfortable and we have not really spoken to her about it. I've not spoken to anybody properly about what happened.'

Karen Dean, 49, whose 15-year-old son Garth was with Jade at the time of the accident, said: 'My daughter heard screaming and crying and I went out.'

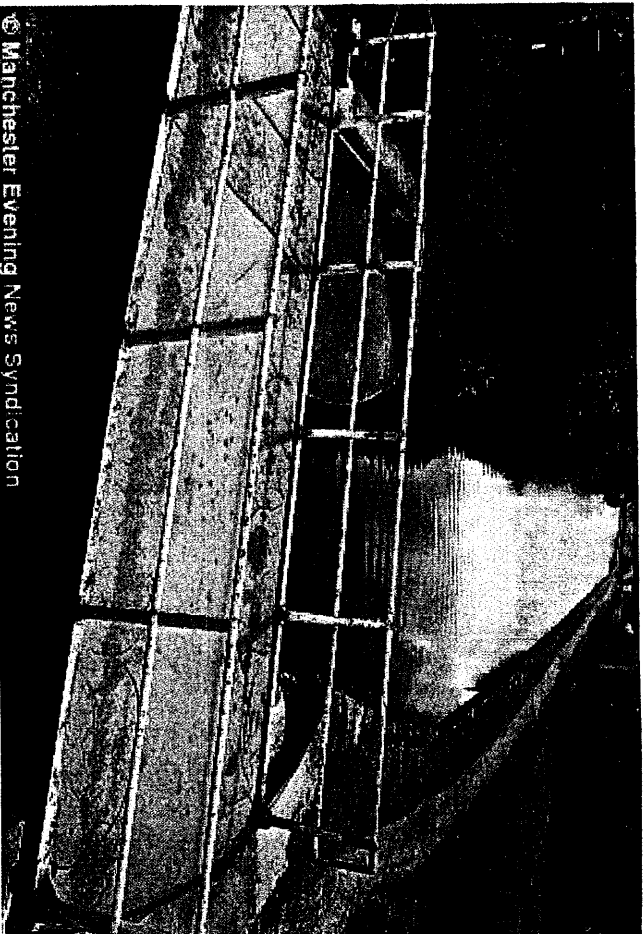
Jade was crying for her mum and I tried to comfort her. She was conscious throughout and responding as I spoke to her.

'I'm a care worker now, but I've worked in A&E and I have never seen breaks like that. I feared she would lose her legs and said so to a colleague.'

'I've been to see her in hospital and spoken to her, but I don't know if the full impact of what happened to her has sunk in.'

<http://www.dailymail.co.uk/news/article-1028955/Girl-15-legs-amputated-following-...> 14/05/2009

CENTRAL BEDFORDSHIRE COUNCIL	
PLANNING DEVELOPMENT CONTROL SERVICE	
TO	COPY TO
30 JUL 2009	
ACK	FILE NO



The bridge: Investigators are checking whether it was left unlocked or vandalised

They are locked and can only be opened with a special key, which is issued to all boaters.

An investigation has been launched to see if the bridge, which spans the Ashton Canal in Droylsden, Greater Manchester, was left unlocked or if the lock had been vandalised.

Jade, from Gorton, Greater Manchester, was taken to Manchester Royal Infirmary before being transferred to Booth Hall Children's Hospital, where her condition was described as 'comfortable'.

Teachers at Wright Robinson Specialist College, where Jade is a pupil, described her as a popular student who was preparing for her mock exams.

Liz Askew, assistant head of Year Ten, said: 'Jade is very popular with staff and her peers in the year group. She loves textiles and has asked for her work to be brought to the hospital.'

Headmaster Neville Beischer said: 'I've spoken to Jade's parents and they are absolutely devastated and you could sense they are incredibly down.'

'We have a new building that is fully accessible and we hope to see her back in school soon.'

A spokesman for British Waterways said: 'We are conducting an investigation into last Friday's incident and cannot comment until we know exactly what has happened.'

## Comments (27)

[Newest](#)  
[Oldest](#)  
[Best rated](#)  
[Worst rated](#)

[View all](#)

Sounds like a terrible accident. She was in the wrong place at the wrong time.

- Cheryl, Enfield, England, 24/6/2008 18:30

Click to rate -- Rating 1

I know this canal very well and I've noticed bridges being left unlocked before.

- Stuart, Manchester, England, 24/6/2008 18:01

<http://www.dailymail.co.uk/news/article-1028955/Girl-15-legs-amputated-following-...> 14/05/2009

**DEVELOPMENT MANAGEMENT COMMITTEE****WEDNESDAY, 5 AUGUST 2009****LATE SHEET – SUPPLEMENTAL****SCHEDULE C**

***Item 10 (Page 33-40) – CB/09/05203/TP – Land adj 151 Trident Drive, Houghton Regis.***

**Additional Consultation/Publicity Responses:**

Force Architectural Liaison Officer – no objection.

Highway Officer – no objection. 'I would suggest that the applicant inform Bedfordshire Highways of their intentions to erect this apparatus in the public highway and to check with them if they require any notices to carry out work in the highway. I would suggest the following informative is included if permission is granted. 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'.

**Additional Comments**

Should the Planning Committee approve the application, the comments made by the Highway Officer should be included as an informative.

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**Item No. 07****SCHEDULE A**

<b>APPLICATION NUMBER</b>	<b>SB/09/00163/OUT</b>
<b>LOCATION</b>	<b>Land between Stoke Road and Bossington Lane and north of Rothschild Road, Stoke Road, Linslade</b>
<b>PROPOSAL</b>	<b>Residential development comprising of up to 199 dwellings, strategic open space, children's recreation area, ancillary car parking and landscaping. (Outline application with access to be determined at this stage)</b>
<b>PARISH</b>	<b>Leighton Buzzard</b>
<b>WARD</b>	<b>Leighton Linslade Central</b>
<b>WARD COUNCILLORS</b>	<b>Cllr David Bowater, Cllr Roy Johnstone, Cllr Kenneth Sharer and Cllr Brian Spurr</b>
<b>CASE OFFICER</b>	<b>Simon Barnett</b>
<b>DATE REGISTERED</b>	<b>19 March 2009</b>
<b>EXPIRY DATE</b>	<b>18 June 2009</b>
<b>APPLICANT</b>	<b>J S Bloor (Northampton) LTD</b>
<b>AGENT</b>	<b>Turley Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Advertised as a Members decision &amp; high level of public interest</b>
<b>RECOMMENDED DECISION</b>	<b>Refuse Planning Permission</b>

**REFUSE** Planning Permission for the application set out above for the following reasons:

- 1 The site lies within the South Bedfordshire Green Belt and the proposal would therefore conflict with Planning Policy Guidance Note 2: 'Green Belts' whereby, within the Green Belt, permission will not be granted except in very special circumstances for development for purposes other than agriculture and forestry, mineral working, small scale facilities for outdoor sport and outdoor recreation or other uses appropriate to a rural area which preserve the openness of the Green Belt. No very special circumstances have been established in this case.
- 2 The application site is located within a designated Area of Great Landscape Value where the proposed residential development would appear as an intrusion into the countryside, detrimental to its appearance and rural character. The proposal is therefore contrary to the provisions of Planning Policy Statement 1: 'Delivering Sustainable Development', Planning Policy Statement 3: 'Housing', Policy 7 of the Bedfordshire Structure Plan 2011 and Policy NE3 of the South Bedfordshire Local Plan Review.
- 3 The proposal would result in the siting of residential properties and a substantial area of public open space in close proximity to the Leighton-Linslade Sewage Treatment Works. The current operating capacity of the STW is such that it will require upgrading which would intensify operations adjacent to the proposed development and be likely to fail to provide an

adequate level of amenity for future residents and users of the open space. The proposal is therefore contrary to the advice given in Planning Policy Statement 1: 'Delivering Sustainable Development' and to the provisions of Policies BE8 and H2 of the South Bedfordshire Local Plan Review.

- 4 The proposal by virtue of the topography of the site and the proposed relationship of the residential development with adjacent properties in Rothschild Road would be likely to result in an unacceptable impact on the visual amenities of the occupiers of nearby dwellings. The proposal is therefore contrary to the principles of good design as set out in Planning Policy Statements 1 'Delivering Sustainable Development' and 3 'Housing' and to Policy BE8 of the South Bedfordshire Local Plan Review.



**Item No. 08**

**SCHEDULE A**

<b>APPLICATION NUMBER</b>	<b>CB/09/05143/TP</b>
<b>LOCATION</b>	<b>Haybury Lodge 20A Lanes End, Heath And Reach, Leighton Buzzard, LU7 0AE</b>
<b>PROPOSAL</b>	<b>Construction of balcony with new rear entrance and external stairs.</b>
<b>PARISH</b>	<b>Heath &amp; Reach</b>
<b>WARD</b>	<b>Plantation</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Peter Rawcliffe and Cllr Alan Shadbolt</b>
<b>CASE OFFICER</b>	<b>Donna Stock</b>
<b>DATE REGISTERED</b>	<b>24 June 2009</b>
<b>EXPIRY DATE</b>	<b>19 August 2009</b>
<b>APPLICANT</b>	<b>Mr White</b>
<b>AGENT</b>	<b>Central Bedfordshire Council</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Objection received from Conservation Officer and Agent member of this Council</b>
<b>RECOMMENDED DECISION</b>	<b>Refuse Planning Permission</b>

**REFUSE** Planning Permission for the application set out above for the following reasons:

- 1 The proposed development would, because of its size, siting and unsympathetic design and materials, be out of character with the existing dwelling and other similar properties in the locality, harmful to the visual amenity of the street scene, of nearby residents and to the overall character and appearance of the Heath and Reach Conservation Area. The proposal is therefore contrary to national guidance set out in PPG15 and to Policies H8 and BE8 of the South Bedfordshire Local Plan Review.
- 2 The proposed development would, because of its size, bulk, siting and unsympathetic design, appear unduly obtrusive and would result in an unacceptable amount of overlooking of the adjoining properties 17 and 18 Emu Close. The proposal is therefore contrary to the principles of good design as set out in national guidance within Planning Policy Statement 1, 'Delivering Sustainable Development' and to Policies BE8 and H8 of the South Bedfordshire Local Plan Review.

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**Item No. 9****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/05123/TP</b>
<b>LOCATION</b>	<b>Linslade Lower School, Leopold Road, Linslade, Leighton Buzzard, LU7 2QU</b>
<b>PROPOSAL</b>	<b>The proposal is to install 30 solar PV panels on the roof of the school in order to generate sustainable electricity. 22 of the panels will be on the flat roof and 8 units will be on the sloped roof of the older school building.</b>
<b>PARISH</b>	<b>Leighton Buzzard</b>
<b>WARD</b>	<b>Southcott</b>
<b>WARD COUNCILLORS</b>	<b>Cllr David Hopkin and Cllr Peter Snelling</b>
<b>CASE OFFICER</b>	<b>Mr C Murdoch</b>
<b>DATE REGISTERED</b>	<b>27 May 2009</b>
<b>EXPIRY DATE</b>	<b>22 July 2009</b>
<b>APPLICANT</b>	<b>Linslade Lower School</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>The land is owned by Central Bedfordshire Council Grant Planning Permission</b>

**APPROVE** Planning Permission for the application set out above subject to the following conditions:

- 1 The development shall begin not later than three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The upper side of each solar panel hereby permitted shall have a non-reflective or non-shiny finish.  
REASON: To control the appearance of the development in the interests of the amenity of the area.  
(Policy BE8, S.B.L.P.R.).
- 3 This permission relates only to the details shown on Drawing No. 09/LLS/001 received 18/05/09 and the Site Location Plan and the Block Plan received 27/05/09 or to any subsequent appropriately enclosed revised plan.  
REASON: To identify the approved plans and to avoid doubt.

**Notes to Applicant**

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure

Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

**Regional Spatial Strategy**

**East of England Plan (May 2008)**

Policy SS1 - Achieving Sustainable Development.

Policy ENV7 - Quality in Built Environment.

Policy ENG1 - Carbon Dioxide Emissions and Energy Performance.

Policy ENG2 - Renewable Energy Targets.

**Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)**

Strategic Policy 3 - Sustainable Communities.

**South Bedfordshire Local Plan Review Policies**

BE8 - Design and Environmental Considerations.

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

**Item No. 10****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/05203/TP</b>
<b>LOCATION</b>	<b>Land adj 151 Trident Drive, Houghton Regis, Beds</b>
<b>PROPOSAL</b>	<b>Installation of a 6 metre high highway based column complete with cabinet base for control equipment and a CCTV camera.</b>
<b>PARISH</b>	<b>Houghton Regis</b>
<b>WARD</b>	<b>Houghton Regis</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Dr Rita Egan, Cllr Mrs Susan Goodchild, Cllr David Jones and Cllr Peter Williams</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>24 June 2009</b>
<b>EXPIRY DATE</b>	<b>19 August 2009</b>
<b>APPLICANT</b>	<b>Houghton Regis Town Council</b>
<b>AGENT</b>	<b>Mr. J Seamarks</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The land is owned by Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Grant Planning Permission</b>

**APPROVE** Planning Permission for the application set out above subject to the following conditions:

- 1 The development shall begin not later than three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **Before development begins, the finish of the CCTV pole and cabinet shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**  
**REASON: To control the appearance of the development.**  
**(Policy BE8, S.B.L.P.R).**
- 3 **Before development begins, details of the camera showing how it will be fixed to only view the car park, Hawthorn Park School and nursery shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**  
**REASON: To protect residents amenity.**  
**(Policy BE8, S.B.L.P.R).**
- 4 This permission relates only to the details shown on the technical specification received 10/06/2009 and the block plan received 20/07/2009 or to any subsequent appropriately endorsed revised plan.  
REASON: To identify the approved plan/s and to avoid doubt.

**Notes to Applicant**

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

**Regional Spatial Strategy****East of England Plan (May 2008)**

SS1 - Achieving Sustainable Development

**Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)****South Bedfordshire Local Plan Review Policies**

BE8 - Design and Environmental Standards

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. 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 No. 11**

**SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/05232/TP</b>
<b>LOCATION</b>	<b>Eaton Bray Lower School, School Lane, Eaton Bray, Dunstable, LU6 2DT</b>
<b>PROPOSAL</b>	<b>Erection of extension to provide new classroom</b>
<b>PARISH</b>	<b>Eaton Bray</b>
<b>WARD</b>	<b>South West Bedfordshire</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ken Janes and Cllr Mrs Marion Mustoe</b>
<b>CASE OFFICER</b>	<b>Nicola McPhee</b>
<b>DATE REGISTERED</b>	<b>18 June 2009</b>
<b>EXPIRY DATE</b>	<b>13 August 2009</b>
<b>APPLICANT</b>	<b>Eaton Bray Lower School</b>
<b>AGENT</b>	<b>A P Whiteley Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>The land is owned by Central Bedfordshire Council  Grant Planning Permission</b>

**APPROVE** Planning Permission for the application set out above subject to the following conditions:

- 1 The development shall begin not later than three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **Before development begins and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed building/s shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**  
**REASON: To control the appearance of the building/s.**  
**(Policies BE8 & H8, S.B.L.P.R).**
- 3 This permission relates only to the details shown on Drawing No's. EBLs/20906/LB/SITEPLANNING and EBLs/20906/LB/01PLANNING1 received 18/06/09 or to any subsequent appropriately endorsed revised plan.  
REASON: To identify the approved plans and to avoid doubt.

**Notes to Applicant**

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material

considerations do not indicate otherwise. The policies which refer are as follows:

**Regional Spatial Strategy**

East of England Plan (May 2008).

SS1 (Achieving Sustainable Development)

SS7 (Green Belt)

ENV7 (Quality in the Built Environment)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005).

**South Bedfordshire Local Plan Review**

BE8 (Design and Environmental Considerations)

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.



**Item No. 12**

<b>APPLICATION NUMBER</b>	<b>CB/09/05266/FULL</b>
<b>LOCATION</b>	<b>PULLOXHILL LOWER SCHOOL, FIELDSIDE ROAD, PULLOXHILL, BEDFORD, MK45 5HN</b>
<b>PROPOSAL</b>	<b>FULL: TIMBER POST CANOPY.</b>
<b>PARISH</b>	<b>Pulloxhill</b>
<b>WARD</b>	<b>Flitwick East</b>
<b>WARD COUNCILLORS</b>	<b>Cllr D Gale &amp; Cllr S Male</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>30 June 2009</b>
<b>EXPIRY DATE</b>	<b>25 August 2009</b>
<b>APPLICANT</b>	<b>Pulloxhill Lower School</b>
<b>AGENT</b>	<b>Mr C Baxter</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>COUNCIL OWNED LAND</b>
<b>RECOMMENDED DECISION</b>	<b>FULL CONDITIONAL APPROVAL</b>

**APPROVE** Planning Permission for the application set out above subject to the following conditions:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.
- 2 The canopy hereby permitted shall be constructed using materials to match as closely as possible in colour, type and texture, those of the existing canopy.  
Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building and associated structures and the visual amenities of the locality.

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