

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Chicksands on Wednesday, 26 August 2009

PRESENT

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

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

Apology for Absence: Cllr A R Bastable

Substitute: Cllrs R A Baker (In place of A R Bastable)

Members in Attendance: Cllrs Mrs R J Drinkwater
Ms A M W Graham
J G Jamieson
R W Johnstone
A M Turner

DM/09/146 **Chairman's Announcements**

None.

DM/09/147 **Minutes**

RESOLVED

that the Minutes of the meetings of the Development Management Committees held on the 22 July 2009 and 5 August 2009 be confirmed and signed by the Chairman as a true and correct record.

DM/09/148 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Mrs Gammons	17 & 20	Received representations from objectors.	Present

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

None.

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

Member	Item	Parish/Town Council	Vote Cast
Cllr Mrs C Turner	11 & 12	Stotfold Town Council	Did not vote

DM/09/149 **Petitions**

None received.

DM/09/150 **Disclosure of Exempt Information**

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

DM/09/151 **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 the Part A4 of the Constitution.

DM/09/152 Planning Enforcement Cases Where Formal Action Has Been Taken

RESOLVED

that the bi-monthly update of Planning Enforcement Cases where formal action has been taken, be received.

DM/09/153 Confirmation of Tree Preservation Order No. 3/2009 land between No 80 and 100 Common Road, Kensworth

The Committee received and considered a report of the Director of Sustainable Communities seeking Committees consideration of an unresolved objection made following the making of Tree Preservation Order No. 3/2009 and to confirm the order without modification, which was provisionally made for 6 months and due to expire on 5 September 2009.

RESOLVED

that Tree Preservation Order No. 3/2009 land between No. 80 and 100 Common Road, Kensworth be confirmed.

DM/09/154 Confirmation of Tree Preservation Order No 2009 Land at 73 Great Northern Road, Dunstable

The Committee received and considered a report of the Director of Sustainable Communities seeking the Committees consideration of unresolved objections made following the making of Tree Preservation Order No. 5/2009 and to confirm the order which was due to expire on 25 September 2009.

RESOLVED

that Tree Preservation Order No. 5/2009, land at 73 Great Northern Road, Dunstable be confirmed.

DM/09/155 Planning Application No. MB/07/01987/ARM

RESOLVED

that Planning Application No. MB/0701987/ARM be approved subject to extra highway conditions and advisory notes as set out in the Schedule appended to these minutes and to an additional condition requiring approval of the setting out of development on site.

DM/09/156 Planning Application No. 02/00242/OUT

RESOLVED

that the Deed of Variation relating to the legal agreement allocated with Planning Application No. 02/00242/OUT relating to land south of Stotfold, Norton Road, Stotfold be approved as set out in the Schedule appended to these Minutes.

DM/09/157 Planning Application No. CB/09/00227/DC3

RESOLVED

that Planning Application No. CB/09/00227/DC3 relating to School site, land south of Stotfold, Norton Road, Stotfold be approved as set out in the Schedule appended to these Minutes.

DM/09/158 Planning Application No. CB/09/00907

RESOLVED

that Planning Application No. CB/09/00907 relating to land at Hillfoot Farm, Hitchin Road, Shefford be approved as set out in the Schedule appended to these Minutes.

DM/09/159 Planning Application No. CB/09/05342/FULL

RESOLVED

that Planning Application No. CB/09/05342/FULL relating to Flitwick Mill, Greenfield Road, Flitwick be approved as set out in the Schedule appended to these Minutes.

DM/09/160 Planning Application No. CB/09/05343/LB

RESOLVED

that Planning Application No. CB/09/05343/LB relating to Flitwick Mill, Greenfield Road, Flitwick be approved as set out in the Schedule appended to these Minutes.

DM/09/161 Planning Application No. CB/09/05421

RESOLVED

that Planning Application No. CB/09/05421 relating to Centre Point, 2A High Street, Pulloxhill be approved as set out in the Schedule appended to these Minutes.

DM/09/162 Planning Application No. CB/09/01015/FULL

RESOLVED

that Planning Application No. CB/09/01015/FULL relating 1 Lincoln Way, Harlington, Dunstable be delegated to the Director of Sustainable Communities to refuse on the grounds as set out in the schedule appended to these minutes.

DM/09/163 Planning Application No. CB/09/05318/FULL

RESOLVED

that Planning Application No. CB/09/05318/FULL relating Aspley Guise Lower School, Spinney Lane, Aspley Guise be approved as set out in the Schedule appended to these Minutes.

DM/09/164 Planning Application No. CB/09/05330/FULL

RESOLVED

that Planning Application No. CB/09/05330/FULL relating Northhill Lower School, Bedford Road, Northhill be approved as set out in the Schedule appended to these Minutes.

DM/09/165 Planning Application No. CB/09/00959/FULL

RESOLVED

that Planning Application No. CB/09/00959/FULL relating to Campton Lower School, Rectory Road, Campton be approved as set out in the Schedule appended to these Minutes.

DM/09/166 Planning Application No. CB/09/01198/FULL

RESOLVED

that Planning Application No. CB/09/01198/FULL relating to Alameda School, Station Road, Ampthill be approved as set out in the Schedule appended to these Minutes.

DM/09/167 Planning Application No. CB/09/05223/FULL

RESOLVED

that Planning Application No. CB/09/05223/FULL relating to Totternhoe Lower School , Church Road, Totternhoe be approved as set out in the Schedule appended to these Minutes.

DM/09/168 Planning Application No. CB/09/05225/REG3

RESOLVED

that Planning Application No. CB/09/05225/REG3 relating to Oak Bank School, Sandy Lane, Heath and Reach, Leighton Buzzard be approved as set out in the Schedule appended to these Minutes.

DM/09/169 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 10 September 2009.

Chairman (or his nominee)

**Cllrs A A J Rogers
A Northwood
K Janes
Mrs C F Chapman MBE**

(Note: The meeting commenced at 2.00 p.m. and concluded at 4.08 p.m.)

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE 26/08/2009****Planning Enforcement Cases**

Please see attached Pages 1- 4 of the planning enforcement formal action spreadsheet, pages 3 & 4 were omitted from the agenda.

SCHEDULE B***Item 10 (Page17-38) –MB/07/01987/ARM– Silsoe College Farm and land at West End Road, Silsoe*****Additional Consultation/Publicity Responses**

Comments have been received from the highways officer in respect of the latest revised plans. He is of the view that the application is now acceptable as long as conditions are attached to any consent to cover such matters as short stay cycle parking, shared surfaces and the type and style of accesses leading to a few of the plots. (These conditions are to be advised to the Planning Committee). Other matters are to be dealt with under the Section 38 process by the highways section following any grant of planning permission. This will include matters such as the position of services and lighting in the service strips.

The highways officer is also advising that the Emergency access will need to be managed by a Traffic Regulation Order. Also, in view of the need to control parking on the highway the developer will need to be willing to implement a Traffic Regulation Order restricting the parking of vehicles on the highway as part of a section 38 agreement.

Additional Comments

Letter, e. mail and further revised plans received from the applicant dated: 7/08/2009 and 25/08/2009

Revised plans and an accompanying letter have been received from the applicant. These large scale plans show the minor consequential changes which have had to be made to accord with the changes made to the overall site layout as shown on drawing number 15851/2000/L. These drawings include ones relating to landscaping. Comments on these plans from the tree officer are to be reported to the Committee, Levels Drawings have also been submitted – these are read in conjunction with the previously submitted cross section drawings. These are acceptable to officers.

Drawings in respect of external works (driveways, parking areas, patios etc..) and plans of road construction details as well as ones showing details of the emergency access (with added signage to it) have also been submitted and any comments received from the highways office regarding these are to be reported to the Committee.

There is also an updated Conditions Position Statement and an updated Materials Schedule. Full details of materials are to be considered at a later stage by way of condition if this Reserved Matters is approved by the Development Management Committee. The applicant has confirmed in an e. mail dated 10/08/2009 that there will be a lot of commonality between Phase 1 and Phase 2 materials.

The applicant refers to the fact that the density of development being proposed in this phase is 30.45 dph and the outline permission stated that the density should be a minimum of 30 dph. He also states that Affordable housing is a legal requirement under the s106 agreement. The agreement has already set the 28% figure.

Additional/Amended conditions and description of development

Condition 2 is recommended to be removed since the details of the stone wall around plots 48 – 50 are shown on the submitted plans as part of this application and condition 20 of the outline planning permission ref: 03/01148 covers the enclosures around the Super Lap and the LEAP. Details in respect of these matters will thus be dealt with by officers at a later stage under condition submission.

The description of development is to be reworded so that it excludes reference to condition 9e of the outline planning permission ref; 03/01148/OUT.

9e refers to lighting to the development and this is to be dealt with separately as a condition discharge under the outline planning permission ref; 03/01148. Discussions are still taking place with the applicant regarding lighting.

Item 11 (Page 39-46) –MB/02/00242/OUT– Land south of Stotfold, Norton Road, Stotfold

Additional Consultation/Publicity Responses

There is nothing additional to report.

Additional Comments

There is nothing additional to report.

Additional/Amended Conditions

1. Removal of condition 8 and 10 due to other legislation covering issues within conditions.

2. Condition 7 to read:

All measures outlined in the approved July 2009 School Travel Plan that was submitted alongside the planning application shall be implemented in accordance with the timeframes outlined in the Travel Plan.

Within 6 months of occupation, the School Travel Plan should be reviewed and updated by the school and submitted to and approved by the Local Planning Authority. This shall include details of:

- Updated survey data
- Barriers to travelling sustainably to school
- Measures to provide information about walking, cycling and bus routes for all members of the school community and visitors
- Plans to provide all pupils with education about transport choices in the local environment as part of the curriculum
- Plans for annual monitoring, review and submission of the plan to the Local Planning Authority
- Measures to promote and support sustainable modes and reduce car use

There shall be an annual review of the Travel Plan (from the date of approval of the reviewed plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

Item 12 (Page47-56) –CB/09/00227/DC3 School Site, Land south of Stotfold, Norton Road, Stotfold

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 13(Page57-72) –CB/09/00907/FULL– Land at Hillfoot Farm, Hitchin Road, Shefford

Additional Consultation/Publicity Responses

N/A

Additional Comments

Additional comments from the applicant in a letter dated 19/08/2009 is response to the Shefford Town Councils comments received in respect of the application

The previous planning applications were for the replication of facilities historically available at the old STFC. This application is for what is actually needed in the town - following discussions with The Saints - and provides added value. The facility which is to be replaced/enhanced was a private facility utilised by STFC. It was not a public facility. As STFC no longer exists as a playing entity the guidance which has been historically forthcoming from Mid Beds DC is that the new facility could be occupied by Shefford Saints as this is the main club in the town.

Those running junior football in the town should have an idea as to whether the level of provision is acceptable or not. The Open Space Strategy has made it clear that the Saints have raised concerns over the lack of provision in the town.

It is accepted that the site is not flat but relatively flat and that course ground work will be needed and ground levelling in order to meet playing standards. One senior pitch or two junior pitches will be on the lower ground and the higher flatter portion will be for the other pitch.

The identity of the end user of the facility is not relevant to the planning merits of the application.

Additional/Amended Conditions

Item 14(Page73-88) –CB/09/05342/FULL– Flitwick Mill, Greenfield Road, Flitwick

Additional Consultation/Publicity Responses

English Heritage – Recommend application is refused. The proposal for conversion of the Mill to residential use would detract from the special architectural and historic interest of the listed building and harm the heritage values of the place and has not been justified.

SPAB – No response received

Natural England – No objection subject to imposition of condition

Environment Agency - No objection recommend advisory comments are attached.

IDB – Providing there is to be both no change to the existing storm water drainage arrangements and no increase in the impervious area of this site the Board will offer no objections to this development.

Highways – No response received

Additional Comments

An objection has been received from Flitwick and District Heritage Group. They believe there are many local volunteers to support running a mill at this site and that grant funding would be available to assist. They question the effectiveness of consultation on the application and suggest no decision should be made until the appeal against the previous refusal has been heard.

The agenda incorrectly records the site as being within the Ward of Flitwick West. This should read Flitwick East, and the relevant Ward Members should be recorded as Cllr James Jamieson and Cllr Andrew Turner.

Item 15(Page89-104) –CB/09/05343/LB–Flitwick Mill, Greenfield Road, Flitwick

Additional Consultation/Publicity Responses

English Heritage – Recommend application is refused. The proposal for conversion of the Mill to residential use would detract from the special architectural and historic interest of the listed building and harm the heritage values of the place and has not been justified.

SPAB – No response received

Additional Comments

An objection has been received from Flitwick and District Heritage Group. They believe there are many local volunteers to support running a mill at this site and that grant funding would be available to assist. They question the effectiveness of consultation on the application and suggest no decision should be made until the appeal against the previous refusal has been heard.

The agenda incorrectly records the site as being within the Ward of Flitwick West. This should read Flitwick East, and the relevant Ward Members should be recorded as Cllr James Jamieson and Cllr Andrew Turner.

Item 16(Page105-112) –CB/09/05421/FULL Centre Point, 2A High Street, Pulloxhill**Additional Consultation/Publicity Responses**

Following revised consultation letters sent notifying residents and the Parish Council of the amended description to include the dormer window, the following comments have been received:

Pulloxhill Parish Council – Strongly object to application as the dwelling is too large for the plot at present and allowing further living space would be wrong.

Occupier of 3 Orchard Road – Re-iterates concerns already expressed in terms of loss of privacy and impact on the appearance of the property itself.

Additional Comments

N/A

Additional/Amended Conditions

N/A

Item 17(Page113-124) –CB/09/01015/FULL–1 Lincoln Way, Harlington**Additional Consultation/Publicity Responses**

Additional information received from neighbour at 41 Church Road, Harlington. Please see attached to the end of the Late Sheet.

Additional Comments

An additional plan was received showing a street scene elevation.

A Unilateral Undertaking has not been signed and completed, however the Agent has confirmed by e-mail received 25 August that the payment for the legal and monitoring fees has been received by him and has been forwarded to the Council.

If members are minded to approve the application, it is requested members delegate the decision pending the receipt of a completed and agreed Unilateral Undertaking.

Mr Cooper of 39 Church Road, Harlington has sent in further details to the committee support his objection to the development. The information will be in the Members Despatch Bag on 25 August 2009.

The agenda does not include the Impact on neighbouring amenities under section 3 of Considerations. This should read:

The attached property at 3 Lincoln Way is not detrimentally affected by the single storey rear extension to the existing property as it is obscured from view by the existing flat roofed extension to the rear. It is not considered to be affected by the proposed dwelling.

The new dwelling will not have a detrimental impact on the existing dwelling at 1 Lincoln Way as a result of this property being extended to the rear, both properties are approximately the same length. Although a dining room window in the side of the proposed dwelling will face the existing dwelling at 1 Lincoln Way, a fence between the two properties will ensure a detrimental loss of privacy to the occupier of the new property will not result.

There are two other residential properties adjoining the application site. 41 Church Road is a detached bungalow and adjoins immediately to the west. The rear garden of 39 Church Road wraps around the rear garden of 41 Church Road and a corner of its garden meets the rear corner of the application site.

The application site is on a promontory and the new dwelling will be visible from the neighbouring property at 39 Church Road, however due to the separation between the two properties, a detrimental loss of amenities through loss of light privacy or overbearing should not occur as a result of the application.

The bungalow at 41 Church Road is set forward of the proposed dwelling and windows to the side and rear of this dwelling will not be detrimentally affected by a loss of light from the proposed dwelling.

Windows to the side of the bungalow serve a kitchen. The bungalow is at a lower ground level with the front garden of the application site sloping downwards towards the boundary. The proposed parking area to the front of the proposed dwelling is not directly in front of these side windows and should not cause a detrimental loss of outlook or loss of light. In any case parking of cars is not a permanent feature. Any noise caused by vehicles would be likely to be short term only, and in any event the existing dwelling could utilise the front garden in this fashion without planning permission being necessary.

Rooflights are proposed in the first floor side elevation of the property and these will serve bedroom 4 and the landing above the stairs. The window to the landing is high level and will provide light only. The window to bedroom 4 is primarily to provide light and not necessarily an outlook. As the window is set in the roofslope, views out of the window into the gardens of neighbouring properties will be restricted due to the angle of the window and the restricted head height. As such although close to the boundary it is considered that any views out of the window are unlikely to result in a detrimental loss of privacy.

Two of the windows in the ground floor side elevation of the proposed dwelling are high level and views out of them will be screened by the conifer hedge or boundary fencing. Windows in the first floor rear elevation of the rear elevation of the dwelling will overlook the far end of neighbouring gardens but the inset from the boundary will mean that a detrimental loss of privacy will not result. A further side facing window serves the entrance hall and any views out would also be screened by the conifer hedge or boundary fencing.

The boundary between the rear gardens of the two properties is marked by a conifer hedge which is within the application site and in the control of the applicant. The rear garden of the bungalow has an upper terrace which is approximately at the same ground level as the application site and a lower garden area which is lower than the application site by approximately one and a half metres. Although the proposed dwelling is on higher land than the garden to the bungalow it is not considered to have an overbearing impact on the garden to this property as the hedge serves to screen the dwelling from view. However the proposed dwelling is to come into close proximity to the hedge which could impact on the roots of the trees. The row of conifers could also be removed or die at a later stage.

Nevertheless it is considered that even if the hedge was not there but a two metre high boundary fence instead, given the section of the dwelling nearest the boundary is single storey with a roof sloping away from the boundary and is set in from the boundary by approximately two metres, the fence would obscure most of the dwelling from view from the rear garden and as such the proposal would not be considered overbearing .

The bungalow lies to the west of the application site and it is not considered to be detrimentally affected by loss of light to its rear garden.

SCHEDULE C

Item 18 (Page125-130) –CB/09/05318/FULL– Aspley Guise Lower School, Spinney Lane, Aspley Guise

Additional Consultation/Publicity Responses

N/A

Additional Comments

N/A

Additional/Amended Conditions

N/A

Item 19 (Page131-138) CB/09/05330/FULL Northhill Lower School, Bedford Road, Northhill

Additional Consultation/Publicity Responses

N/A

Additional Comments

A letter has been received from Elizabeth Simpson, head teacher of Northhill Lower School, in relation to the objection from a neighbour about the siting of the traversing wall.

Mrs Simpson wants to make it clear that the traversing wall is for children to climb horizontally, not vertically, and they will be facing the school playing field while doing this, not the neighbour's garden.

Mrs Simpson also notes that much thought was given to the placing of the wall considering all the neighbours. Its position is discreet, it will enable supervision during playtime and there will be the option to fence off the area to make it more secure if necessary.

Additional/Amended Conditions

N/A

Item 20 (Page139-144)CB/09/00959/FULL–Campton Lower School, Rectory Road, Campton

Additional Consultation/Publicity Responses

N/A

Additional Comments

N/A

Additional/Amended Conditions

N/A

Item 21 (Page145-150)CB/09/01198/FULL Alameda School, Station Road, Ampthill

Additional Consultation/Publicity Responses

Additional Consultation Responses;

Access Officer: No comments.

Highways Officer: No objections.

Additional Comments

N/A

Additional/Amended Conditions

N/A

Item 22 (Page 153-162) – CB/09/05223/FULL – Totternhoe Lower School, Church Road, Totternhoe, LU6 1RE

Additional Consultation/Publicity Responses:

1. Totternhoe Parish Council – No objections.
2. Buckingham & River Ouzel I.D.B. – It is unclear as to which watercourse the applicant intends to discharge additional storm water runoff from the proposed development. If this discharge results in increased flows to the IDB district the Board's statutory consent will be required. Recommend a suitably worded condition. (See Condition 4)

Item 23 (Page 165-173) – CB/09/05225/REG3 – Oak Bank School, Sandy Lane, Leighton Buzzard, LU7 3BE

Correction:

The site is in Leighton-Linslade Parish not Heath and Reach Parish.

Additional Consultation/Publicity Responses:

1. 21 Sandy Lane – Objection:
 - Concerned that the new sports hall involves a significant increase in size on both the existing buildings and the scheme already permitted and question the need for a sports building with three courts for a school of sixty pupils.
 - Whilst the design style is an improvement on that already approved, the use of composite panel walls and roof above a brick plinth is not in keeping with the area's natural beauty and will be intrusive – more akin to industrial buildings than a school facility in a secluded residential area. It is noted that improved landscaping is proposed that reduces the design's impact, but given that the development is within a designated Green Belt, it should at least retain the local character by being in brick to match the existing buildings.

In pre-application consultation, residents requested that consideration be given to an alternative location for the sports hall to the north of the existing school building, thereby limiting its impact

- on residents and effectively hiding the building's profile from Sandy Lane.
- Concerned about the inclusion of a plant room in the south east corner of the building. A sports hall of this size may require a substantial plant installation

to provide summer cooling for indoor sports and question how this will be designed to minimise noise impact to adjacent properties.

- Concerned about increased use of school facilities by sports groups and other bodies that will arise as a result of the proposal and the involvement of Sport Aid. The amenity and privacy of the area should be maintained by restricting the whole school facility use to term time when the school is officially open to students.
 - With regard to Green Belt policy, the sports hall proposal should not be treated as a special case – it is not a small-scale facility for outdoor sport use. It will have a substantial impact on the Green Belt.
2. Environmental Health Officer – Recommend informative.
 3. Environment Agency – No comment.
 4. Highways Officer – No objection.
 5. Sport England East – Withdraw objection. As a result of the amendments, the impact of the development on the playing field has been reduced significantly and would be compatible to the impact of the proposals made in the previous applications for this development. Consequently, the sports development benefits of the proposed sports hall would outweigh the detriment caused by the impact on the playing field. Withdraw previous comments made about the proposed badminton courts not meeting the standard dimensions of a badminton court because following consideration of accurate plans the proposed courts would meet the recommended dimensions.

Amended Condition:

9. This permission relates only to the details shown on the Site Location Plan and Drawing Nos. 09-06-004, 09-06-005 and the Topographical Survey prepared by Milton Keynes Surveys Limited received 12/06/09, Drawing No. 09-06-003 received 04/08/09 and Drawing Nos. 09-06-001C and 09-06-002B received 14/08/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Additional Informative:

4. If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Plan Authority to ensure that the site is made suitable for its end use. Further information can be obtained from Danielle Newnham, Public Protection, Tel:03003005068

The Planning Officer
Central Bedfordshire Council
Priory House
Chicksands
Shefford
SG17 5TQ

41 Church Road
Harlington
Dunstable
Bedfordshire
LU5 6LE

21 August 2009

Dear Sirs,

Re: Planning Application No: - CB/09/01015/FULL

Location: -1 Lincoln Way, Harlington, Dunstable, LU5 ▶ NB

Proposal: - Full: New Dwelling in rear garden and single storey rear extension to existing property

In response to your report received today, I wish to make further objections to the above.

Overbearing and visual impact

I only have a small dwelling.

This huge proposed building runs 2/3rd the length of my garden boundary and is only 0.5m to 2 m away from it. It will dwarf my bungalow and will be **overbearing** from all directions of my rear and garden aspect. Its **massive visual impact** on me and on the rear aspect of neighbouring dwellings along Church Road can only be lessened by **reducing its elevation,**

Contrary to report, the Leylandii High Hedge at 4m council suggested height **will not** lessen visual impact above, nor will the 2m fencing on its own. The roof mass, at 12.5 m length and predominantly 6 m height, with its 48 degree slope angle will not recess into the distance. The plan width of the building is 7.5 m wide, not 6.5m. The middle section at only 0.5 m from my boundary will also override any purported recessive perspective looking north or south down the boundary.

Contrary to report, there will be no screening effect of the proposed 4m Leylandii on the street scene. The apex (ski-slope) roof will be clearly seen from Church Rd/Barton Road approach.

Loss of light and Amenity

Contrary to report. The notorious Leylandii blots out my garden light in the morning now. The garden will be **entirely overshadowed** by the roof above this hedge.

A council tree professional said that because the lateral roots are 5m with no tap root depth, they will be removed and nothing will grow for over a year because of nutrient loss

- therefore the building will be fully exposed with loss of visual amenity The Beech hedge on Lincoln Way new street scene already obscures light to my south east.

Contrary to report. There will be detrimental loss of outlook from within and impact on my property from the street if long, high sided commercial vehicles are allowed to hem me in on my easterly wall or parking spaces within 2m laterally to my kitchen window -as my building is set 1.5 metres below the level of the site's front garden. Vehicle access and manoeuvring will increase noise and disturbance at such short proximity.

Unconvinced from report. **Loss of privacy** from overlooking Bedroom 4 roof window, due to close proximity. People do hang out of them.

In short I would suffer severe amenity loss of all kinds along my entire eastern boundary, my little home and gardens becoming entirely dwarfed, bleak and hidden.

If the council sees fit to approve the proposal, I wish the following Planning Conditions to prevail:

- i) Retained, maintained height, width and condition of both hedges to 4m.
- ii) No Commercial or high-sided vehicle parking adjacent to my building.
- iii) No windows in the roof to be opening
- iv) Acoustic retention fencing installed along site's western boundary during construction and part to remain, replacing poor present one along proposed parking space area.
- v) Working hours for construction restricted from Mon to Fri 9 - 5

Item No. 10

APPLICATION NUMBER MB/07/01987/ARM
LOCATION SILSOE COLLEGE FARM LAND AT, WEST END ROAD, SILSOE
PROPOSAL RESERVED MATTERS: PURSUANT TO CONDITIONS 1, 2, 5, 6, 7A, 7B, 7C, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K AND 19 ATTACHED TO OUTLINE PLANNING CONSENT REF. 03/01148/OUT FOR THE ERECTION OF 104 DWELLINGS, ALONG WITH ROADS SEWERS AND ALL ANCILLARY WORKS.
PARISH Silsoe
WARD Silsoe & Shillington
WARD COUNCILLORS Rita Drinkwater & Alison Graham
CASE OFFICER Sarah Fortune
DATE REGISTERED 03 December 2007
EXPIRY DATE 28 January 2008
APPLICANT Miller Homes Northern Home Counties
AGENT Woods Hardwick Ltd
REASON FOR COMMITTEE TO DETERMINE Referred by Assistant Director Gary Worth because of Public Interest.

RECOMMENDED DECISION **APPROVE RESERVE MATTERS**

1 Details of the delineation of visitors parking spaces shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented before that part of the site to which they relate is occupied.

Reason : In the interest of highway safety.

2 Details of boundary treatment to include a wall along the front of plots 48 - 50 up to the eastern edge of the garage to Plot 54 including the west and north boundary of the Super LAP and to include a gate or gap to the super lap shall be submitted to and approved in writing by the Local planning Authority and only the approved details shall be implemented. The treatments shall be implemented before first use of the area to which they relate.

Reason: In the interest of the visual amenities of the area.

3 Details of lighting to the path/cycle route alongside the Grade II listed Old Farmhouse shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: In the interest of pedestrian and highway safety

4 Detailed engineering plans shall be submitted to and approved in writing by the Local Planning Authority showing the segregation of footways in shared

surfaced areas, segregation between the service margins and shared surfaces, and the defining of adoptable areas for emergency access. The development shall be implemented in accordance with the approved details before first occupation of the area to which they relate.

Reason: In the interest of pedestrian and highway safety.

- 5 Notwithstanding the details submitted in support of this application details of the siting and design of any pumping station and /or sub station to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the area.

- 6 Notwithstanding the details submitted with this application details of the garage doors to be used on the development shall be submitted to and approved in writing by the Local Planning Authority and these doors shall be 2.4metres in width minimum.

Reason: To ensure that the garages can be accessed and used in a satisfactory manner.

- 7 If the proposed road is not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building work taking access from the road is occupied.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

- 8 Details of the colour and texture of the gravel bound finishes and the kerbing shall be submitted to and approved in writing in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the completed development.

- 9 Prior to commencement of any works of construction on the site a sample panel of brick work and details of the render to be used on the site for the agreement of jointing, mortar, brick bond and subsequent quality control shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented on the site and the panel shall be retained during the whole of the construction phase.

Reason: To safeguard the visual amenities of the area.

- 10 Prior to first occupation of the development hereby permitted details of a lighting scheme to the communal areas of the site shall be submitted to and approved in writing by the Local Planning Authority and only the approved scheme of lighting shall be implemented. This scheme shall be provided within 3 months of the first occupation of that part of the development to which it relates

- 11 Details of the design and location of street lights and street naming plates shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the area.

- 12 Details of the size and design of all gates to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: In the interest of the visual amenity of the area.

- 13 The 1.8m high chain link fence as shown on the approved plans along the highways verge with Holly Walk shall be retained in its complete form and no openings or gates shall be inserted into this fence without the specific grant of planning permission.

Reason: In order that no access is created through this fence into the rear gardens of the houses approved near to Holly Walk in the interest of highway safety.

- 14 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 15 A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme in accordance with a timescale agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 16 Notwithstanding the details submitted with this application details of carriage arches showing splayed brick corners and brackets to the car ports shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the character and appearance of the completed development in the interest of the visual amenities of the area.

- 17 **Prior to commencement of the development hereby approved details of a crossing point for pedestrians - broadly between Plots 59 and 121 -**

shall be submitted to and agreed in writing with the Local Planning Authority; thereafter, the approved details shall be implemented in accordance with a timescale to be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.

Reason: In the interest of pedestrian and highway safety

- 18 Notwithstanding the provisions in Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking that Order with or without modification) no further window or opening shall be formed at first floor level in the south facing wall of the dwelling hereby approved on Plot 65.

Reason: To safeguard the amenities of occupiers of the neighbouring house to the south.

- 19 Notwithstanding the provisions in Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that Order with or without modification) no fence, wall, gate or other means of enclosure shall be erected along the south boundary of the dwelling hereby approved on Plot 65 unless otherwise agreed in writing by the Local Planning Authority.

Reason :To enable the footpath to be surveiled in the interest of pedestrian safety.

- 20 Notwithstanding the submitted details of the type of materials to be used for the development hereby permitted full specification details of the material finishes shall be submitted to and approved in writing by the Local Planning Authority under Condition 4 of outline planning permission ref; 03/01148. Only the approved materials shall be used on this development.

Reason: To safeguard the visual amenities of the area and for the avoidance of doubt

- 21 Notwithstanding the details submitted in support of this application details of lighting to the roads, footpaths, cycle routes, play areas, open spaces and all other areas accessible to the public including car parking courts, including the height of the lighting columns and the type, colour and brightness of proposed lights, including measures to limit light pollution from the development shall be submitted for approval in writing by the Local Planning Authority under condition 9 of the outline planning permission ref: 03/01148 and only the approved details shall be implemented.

Reason: To safeguard the character and appearance of the completed development and for avoidance of doubt.

Notes to Applicant

1. The applicant is advised that the waste management strategy must be adhered to.

2. The applicant is reminded that he must comply with the relevant law regarding any Protected Species at the site.
3. The applicant is reminded that all construction traffic to and from the site in association with the development hereby approved shall use the access to the site directly off the A6 and not West End Road or Holly Walk. This is required by the Outline Planning Permission.
4. The applicant is advised that all cycle parking to be provided at the site shall be designed in accordance with the Bedfordshire County Council's Cycle Parking Guidance - August 2006.
5. The applicant's attention is drawn to the potential easement for lighting and services and /or small areas taken into the adopted area to accommodate street lighting to the north of plots 90 and 97 and south of plots 91 - 96 as shown on drawing 242 22 12. The highway authority may wish these areas to be used for such services and lighting but this will need to be the subject of discussion and agreement under the Section 38 Highway Adoption process.
6. The applicant is advised that this permission does not relate to the full specification of material finishes - which are to be submitted for approval by the Local Planning Authority

[Notes (1) In advance of the consideration of the application, the Committee received representations made under the Public Participation Scheme.

(2) In advance of the consideration of the application the Committee were advised of consultation received as set out in the late sheet appended to these Minutes. In addition, it was advised that the Tree & Preservation Officer has no objection to the scheme although would have liked more scope for internal landscaping.

(3) The Highway Authority requested conditions to include visibility splays, gradients, preventing garages being used for that purpose and the imposition of additional advisory notes.]

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Item No. 11

SCHEDULE B

APPLICATION NUMBER	MB/02/00242/OUT
LOCATION	Land South of Stotfold, Norton Road, Stotfold
PROPOSAL	Outline: Comprehensive development comprising up to 650 dwellings, up to 2.27 Hectares of employment land (Class B1 Business), neighbourhood centre, a shop (150 square metres), public open space including sports pitches, equipped play areas and informal open space and access. All matters reserved except access.
PARISH	Stotfold
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllr Dalgarno, Cllr Saunders, Cllr Street & Cllr Turner
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	01 February 2002
EXPIRY DATE	06 June 2002
APPLICANT	
AGENT	Robert Turley Associates
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Approval of Deed of Variation

[Note: In advance of the consideration of this application the Committee were advised that the update on the late sheet for this item actually related to the following item on the Agenda.]

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Item No. 12

APPLICATION NUMBER	CB/09/00227/DC3
LOCATION	SCHOOL SITE, LAND SOUTH OF STOTFOLD, NORTON ROAD, STOTFOLD
PROPOSAL	COUNCIL 3: NEW 300 PLACE LOWER SCHOOL AND PRE-SCHOOL FACILITY
PARISH	Stotfold
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllr I Dalgarno, Cllr J Saunders, Cllr J Street and Cllr C Turner
CASE OFFICER	Annabel Gammell
DATE REGISTERED	09 February 2009
EXPIRY DATE	31 March 2009
APPLICANT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	The application is made by Central Bedfordshire Council

RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL
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The proposed 300 place Lower School and Pre-School facility and associated landscaping by reason of its site, design and location is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 7 (2006), Planning Policy Statement 9, Planning Policy Statement 22, Planning Policy Statement 25, Planning Policy Guidance 13, Planning Policy Guidance 16, Planning Policy Guidance 17, Planning Policy Guidance 24, East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS5 of the Mid Bedfordshire Local Plan First Review (2005).

- 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 **A scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 3 **Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- minor structures (e.g. furniture, play equipment, signs, etc);
- proposed and existing functional services above and below ground level;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works;
- the internal courtyard;
- details of all walling, fencing and gates.

The development shall not be implemented until these details have been submitted and approved by the Local Planning Authority.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 4 **No flood lighting or illumination of the grounds, buildings or car park shall be installed except in accordance with the scheme to be submitted to and approved in writing by the Local Planning Authority prior to development taking place.**

Reason: To safeguard visual amenity.

- 5 **Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 6 **The School Travel Plan submitted in July 2009 that forms part of this application should be implemented prior to the occupation of the School, the measures to ensure safe travel outlined within the Plan onto the school site should be monitored and reviewed at three monthly periods and submitted in writing to the Local Planning Authority until such a time that the development of the Land South of Stotfold is completed.**

Reason: To ensure safe travel to and from the school.

- 7 **All measures outlined in the approved July 2009 School Travel Plan that was submitted alongside the planning application shall be implemented in accordance with the timeframes outlined in the Travel Plan.**

Within 6 months of occupation, the School Travel Plan should be reviewed and updated by the school and submitted to and approved by the Local Planning Authority. This shall include details of:-

- Updated survey data
- Barriers to travelling sustainably to school
- Measures to provide information about walking, cycling and bus routes for all members of the school community and visitors
- Plans to provide all pupils with education about transport choices in the local environment as part of the curriculum
- Plans for annual monitoring, review and submission of the plan to the Local Planning Authority
- Measures to promote and support sustainable modes and reduce car use.

There shall be an annual review of the Travel Plan (from the date of approval of the reviewed plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of Highway safety, to reduce congestion and to promote the use of sustainable modes of transport.

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Item No. 13

APPLICATION NUMBER CB/09/00907/FULL
LOCATION LAND AT HILLFOOT FARM, HITCHIN ROAD,
SHEFFORD
PROPOSAL FULL: PROPOSED AMALGAMATION OF
PLANNING PERMISSION 07/00873/FUL AND
08/01439/FUL TO PROVIDE ONE NEW AND
COMPREHENSIVE SPORTS PITCH FACILITY WITH
ASSOCIATED CLUBHOUSE, CHANGING
FACILITIES, CAR PARK AND SITE ACCESS.
PARISH Shefford
WARD Shefford
WARD COUNCILLORS Cllr L.Birt & Cllr T Brown
CASE OFFICER Sarah Fortune
DATE REGISTERED 14 May 2009
EXPIRY DATE 13 August 2009
APPLICANT Samuel Beadie (Investments) LTD
AGENT Phillips Planning Services Ltd
**REASON FOR
COMMITTEE TO
DETERMINE** MAJOR DEVELOPMENT AND A DEPARTURE FROM
THE LOCAL PLAN

**RECOMMENDED
DECISION** Full Conditional Approval

- 1 A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected including any gating to the site. The boundary treatment shall be completed in accordance with the approved scheme before the use hereby permitted is commenced.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 2 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently implemented in accordance with the approved details before the development is commenced.

Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding.

- 3 Prior to commencement of the development hereby approved a Site Waste Management Plan shall be submitted to the local planning Authority for written approval. Implementation of the development shall follow the principles established in the plan.

Reason: To ensure that waste is adequately stored and removed for the site.

- 4 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

- 5 **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 6 **Prior to the commencement of any phase of development approved by this planning permission the developer shall submit to the Local Planning Authority, in both paper and electronic form where possible:**

a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.

b) Where shown necessary by the Phase 1 Desk Study a Phase 2 Site investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.

c) Where shown necessary by the Phase 2 investigation, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

d) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 Validation report to incorporate photographs, material transport tickets and sampling.

Any remediation scheme shall be agreed in writing by the Local Planning Authority prior to the commencement of works.

Reason: To protect human health and the environment.

- 7 **Development shall not begin until details of the junction between the proposed access road and the highway have been approved by the Local Planning Authority and no building shall be occupied until that junction has been constructed in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.

- 8 **No development shall commence on site until a scheme has been submitted to and approved in writing by the Local Planning Authority considering the following:**

1) A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken by a Sport and Play Construction Association registered consultant, to include consideration of drainage and topography, and to identify constraints which could affect playing field quality; and

2) Based on the results of the assessment to be carried out pursuant to 1) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved scheme shall be implemented in full prior to first occupation of the site.

Reason: To ensure that site surveys are undertaken for this replacement playing field and that any ground condition constraints can be and are mitigated to ensure provision of an appropriate quality playing field to accord with Mid Beds Local Plan First Review Policy SR2.

- 9 **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.

- 10 **Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **materials to be used for any hard surfacing;**
- **planting plans, including schedule of size, species, positions, density and times of planting including native hedge planting along the north east boundary of the site where it abuts the car and coach parking areas**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 12 Details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

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(s) and the visual amenities of the locality.

- 13 Development shall not begin until a scheme for lighting the car parking area, to include appearance, lighting and hours of operation, has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented.

Reason: In order to protect the amenities of local residents and to avoid the unnecessary lighting in this rural area.

- 14 No floodlighting of the playing areas shall be installed without the prior grant of planning permission by the Local Planning Authority.

Reason: In order to protect the amenities of nearby residents and to avoid the use of unnecessary lighting in this rural setting.

- 15 No sound reproduction or amplification equipment (including public address systems, loudspeakers, tannoys etc..) which is audible at the site boundary shall be installed without the prior written consent of the Local Planning Authority.

Reason: In order to protect the amenities of nearby residents.

- 16 The premises shall not be used except between the hours of 0900 to 2100 Monday to Saturday and 0900 to 2000 Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

Reason: In order to protect the amenities of nearby residents.

- 17 The development hereby permitted shall be undertaken in accordance with the approved Waste Audit report dated 14/05/2009

Reason: To ensure that the development conforms with the Waste Audit requirements in accordance with policies W5 and W6 of the Bedfordshire and Luton Waste Local Plan 2005.

- 18 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the premises.

- 19 Details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details prior to the first occupation of the building[s]/(extension) hereby approved.

Reason: In the interests of the amenity of cyclists using the development.

- 20 Development shall not be occupied until a 2m wide footway has been constructed on the eastern side of Hitchin Road between point opposite the site entrance and the southern boundary of No 71 Hitchin Road in accordance with details of the approved drawing/or scheme to be submitted to and approved in writing by the Local planning Authority. Any Statutory Undertakers equipment or street furniture shall be resited to provide an unobstructed footway.

Reason: In the interests of road safety and pedestrian movement.

- 21 The proposed vehicle access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 10m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material surface water from the site into the highway so as to safeguard the interest of highway safety.

- 22 If the proposed access road is not constructed to the full length and layout illustrated on the approved plans, a temporary turning spaces for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied. The building shall not be occupied until the access road has been fully implemented.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

- 23 Development shall not be brought into use until on site parking and turning areas have been provided as shown on P.P.S. drawing No 03.

Reason: To minimise the potential for on street parking and thereby safeguard the interest of the safety and convenience of road users.

- 24 Details of CCTV for the site shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be brought into operation prior to the development hereby permitted being brought into use.

Reason: In the interest of creating a safe environment.

Notes to Applicant

1. The applicant is advised that changing facilities need to be provided for disabled people in the changing rooms. Sports England's booklet Access for disabled people gives appropriate advice on the provision of such facilities.
2. The applicant is advised to take note of the comments in the letter for the Environment Agency dated 3/07/2009.
3. The applicant is advised that in order to comply with conditions 17 and 23 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as highways authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Development Control Group, Development Management Division, Central Bedfordshire, P.O. Box 1395, Bedford, MK42 5AN
4. The applicant is advised that no highways surface water drainage system designed as part of the new development will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highways runoff generated by that development. existing highways water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvement must be approved by the Highways Development Control Group, Development Management Division, Central Bedfordshire Council. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN
5. The applicant is advised that the requirements of the New Road and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highways. Further details can be obtained from the Traffic Management Group, Highways and Transport Division, Central Bedfordshire Council, P0 Box 1395 Bedford , MK42 5AN.

6. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination during or after development, the Environment Agency at Brompton should be approached for approval of measures to protect water resources separately unless an Agency condition already forms part of this permission.

- [Notes (1) In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes.
- (2) In addition, to the consultation as reported in the late sheet it was advised that a further letter had been received from Shefford Saints Junior Football Club expressing their disappointment that Shefford Town Council objects to the proposal and drawing attention to the support of the Highway Officer and a letter from Shefford Town Football Club giving their support to the application.]

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Item No. 14**SCHEDULE B**

APPLICATION NUMBER	CB/09/05342/FULL
LOCATION	Flitwick Mill, Greenfield Road, Flitwick, Bedford, MK45 5BE
PROPOSAL	Full: Conversion of existing mill to dwelling.
PARISH	Flitwick
WARD	Flitwick West
WARD COUNCILLORS	Cllr D Gale & Cllr S Male
CASE OFFICER	Mary Collins
DATE REGISTERED	08 July 2009
EXPIRY DATE	02 September 2009
APPLICANT	Mr & Mrs D Whelan
AGENT	C W & R C Shrimplin, Architects and Town Planners
REASON FOR COMMITTEE TO DETERMINE	Assistant Director, Development Management consider it prudent to refer the application to committee
RECOMMENDED DECISION	Full Conditional Approval

Recommendation

That Planning Permission be granted subject to the following:

- 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 **No site works / development shall be undertaken until the full implementation of an appropriate programme of building recording and analysis has been agreed in writing with the Local Planning Authority, and undertaken by a specialist acceptable to the Local Planning Authority and in accordance with an agreed written brief and specification.**

Reason: To enable a proper record of the building to be made and in accordance with PPG15 (Planning and the Historic Environment 1994).

- 3 **Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To safeguard any material of archaeological interest which

exists on the site in accordance with PPG16 Archaeology and Planning.

4

Prior to the commencement of any phase of development approved by this planning permission, with the exception of works undertaken in order to allow intrusive testing, which must only be undertaken with the supervision of the Conservation Officer to the Local Planning Authority, the developer shall submit to the Planning Authority, in duplicate and electronic form where possible;

a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.

b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils, gas and groundwater sampling; the latter copied to the Environment Agency for comment.

c) Where shown necessary by the Phase 2 investigation, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

c) On completion of the development, the developer shall provide written confirmation that all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report incorporating photographs and soil transport receipts where applicable.

Any remediation scheme shall be agreed in writing by the local planning authority prior to the commencement of works.

Any remediation scheme, as agreed in writing shall be fully implemented before the development hereby permitted is first occupied.

All variations to any remediation scheme shall be agreed in writing with the Local Planning Authority and any unexpected discoveries of contamination during development reported to the Local Planning Authority.

Reason: To ensure that any potential land contamination is identified and appropriate remedial measures taken to produce a site that is free from harm to humans and suitable for its proposed end use.

5

No development shall take place until full details of materials to be used for any hard surfacing including kerbs and edging have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building, its setting and the character and appearance of the area generally in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 6 **Details of the construction, design, materials and external finish to the footbridge hereby permitted shall be submitted to and agreed in writing prior to the commencement of the development hereby permitted. The footbridge shall be implemented only in accordance with the approved details.**

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building, its setting and the character and appearance of the area generally in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 7 **Prior to any development, an updated bat survey (comprising an internal/external inspection and activity surveys as necessary) will be undertaken during the optimum survey period of May to August inclusive, to confirm the use of the site by bats, the level of mitigation works required and whether the development requires a European Protected Species license under the Conservation (Natural Habitats etc) Regulations 1994 (as amended). Regardless of the findings of the bat survey, the development shall retain an open roof void with dimensions of no less than 2.5m (height) by 5m (width and depth), including sufficient roosting areas and access points to provide enhanced roosting opportunities for bats in the Flitwick Mill area.**

Reason: To mitigate against the possible loss of bat habitat.

- 8 The access shall have a minimum width of 2.75m and shall be located as shown on drawing no. 5041/26A.

Reason: In the interest of road safety and for the avoidance of doubt.

- 9 Visibility splays shall be provided at the junction of the vehicular access with the public highway. The splays shall extend to the limits of the site's highway frontage on each side of the access from a point on the centre line of the access measured 2m back from the road channel. The vision splays so described shall be maintained free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic which is likely to use it.

- 10 The proposed vehicular access shall be surfaced in a durable material as may be approved in writing by the Local Planning Authority for a distance of 5m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 11 Any gates provided shall open away from the highway and be set back a distance of at least 5.0m from the nearside edge of the carriageway of the

adjoining highway.

Reason: To enable vehicles to draw off the highway before the gates are opened.

- 12 The new vehicular access shall enter the public highway at the boundary at such a level as shall be agreed in writing by the Local Planning Authority. Any necessary gradient shall be constructed on the application site entirely outside highway limits.

Reason: To secure a satisfactory access appropriate to the development, in the interest of public safety and convenience.

- 13 Before the premises are occupied any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interests of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 14 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the premises.

- 15 The turning space for vehicles illustrated on the approved Plan (No 5041/26A) shall be constructed before development is first brought into use.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles onto the highway.

- 16 Details of bin storage/collection point shall be submitted to and approved by the Local Planning Authority. The bin storage/collection point shall be implemented in accordance with the approved details prior to the occupation of the dwelling.

Reason: In the interest of highway safety.

- 17 Notwithstanding the details shown on approved site plan no. 5041:26A, this permission does not extend to the carport, boundary fence and entrance gates.

Reason: To define this permission.

- 18 A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the use hereby permitted is

commenced

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 19 Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters and that only clean, uncontaminated surface water, is discharged to any soakaway, watercourse or surface water sewer. No damage shall be caused to Flitwick Moor by any discharge from the development hereby approved, by the storage of materials or waste, or by direct disturbance.

Reason: To ensure that the features of wildlife value on the adjoining Flitwick Moor SSSI are not damaged as a result of the development in accordance with Policies NC3 of the Mid Bedfordshire Local Plan First Review 2005.

- 20 Details of a scheme to provide three bat boxes as recommended in the Bat Survey by Hillier Ecological Associates dated September 2008 shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwelling and the boxes shall be erected in accordance with the approved details prior to the first residential occupation of the building.

Reason: To mitigate against the loss of a feeding perch.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking or re-enacting that Order with or without modification) no fence, wall, structure, equipment or domestic paraphernalia shall be erected unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the setting of this Grade II Listed Building and the character and appearance of the area.

Notes to Applicant

- [Notes (1) In advance of the consideration of the application, the Committee were advised of consultation as set out in the late sheet appended to these minutes.
- (2) In advance of the consideration of the application, the Committee were advised of the response from the Society for the Protection of Ancient Buildings who strongly objected to the proposed development which would result in loss of character, appearance and function to the mill.
- (3) In advance of the consideration of the application, the Committee received representations made under the Public Participation Scheme.]

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Item No. 15

SCHEDULE B

APPLICATION NUMBER	CB/09/05343/LB
LOCATION	Flitwick Mill, Greenfield Road, Flitwick, Bedford, MK45 5BE
PROPOSAL	Listed Building Consent: Conversion of existing Mill to Dwelling.
PARISH	Flitwick
WARD	Flitwick West
WARD COUNCILLORS	Cllr D Gale & Cllr S Male
CASE OFFICER	Mary Collins
DATE REGISTERED	08 July 2009
EXPIRY DATE	02 September 2009
APPLICANT	Mr & Mrs D Whelan
AGENT	C W & R C Shrimplin, Architects and Town Planners
REASON FOR COMMITTEE TO DETERMINE	Assistant Director, Development Management considers it prudent to refer the application to committee
RECOMMENDED DECISION	Listed Building Consent

Recommendation

That Listed Building Consent be granted subject to the following:

- 1 The works hereby consented shall be begun within three years of the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **No site works / development shall be undertaken until the full implementation of an appropriate programme of building recording and analysis of the equipment and machinery in the mill and has been agreed in writing with the Local Planning Authority and undertaken by a specialist acceptable to the Local Planning Authority and in accordance with an agreed written brief and specification.**

Reason: To enable a proper record of the building to be made and in accordance with PPG15 Planning and the Historic Environment) 1994.

- 3 **Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPG16 Archaeology and Planning.

- 4 **Details of a scheme for the retention in situ and protection of the milling machinery as identified in the Society for the Protection of Ancient Buildings (Mills Section) report by Luke Bonwick dated March 2008 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The said feature(s) shall be protected during the execution of the permitted works, in accordance with the approved scheme.**

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 5 **Prior to any building works or repairs being first commenced, a full and detailed, precise specification of all proposed internal and external materials (e.g. type & origin/ manufacturer and mix of lime & sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, timber or wood);**

method statement, clearly explaining the sequence of the proposed works and how the approach accords with usual conservation good practice; and

an itemised schedule of works (describing fully all repairs, reinstatements and replacement works) and agreed making good,

shall be submitted to, and approved in writing by the local planning authority. The works shall be implemented only in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 6 **Details of the repair and reinstatement of the existing water wheel, mill race, leat, sluice gates and associated retaining walls and abutments shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The works shall be completed before first residential occupation of the converted mill.**

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 8 The existing weatherboarding shall be reused where possible. New weatherboarding shall match in size and type that of the existing weatherboarding. Details of dimensions and profile of the weatherboarding and a description of its paint finish shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

The works shall be implemented solely in accordance with the agreed details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 9 Samples of any new slate or ridge tiles required to be used for the roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

The works shall be implemented solely in accordance with the agreed details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 10 Prior to any brickwork repair or new brickwork being first commenced, a detailed description and precise specification of the nature, bond and extent of the works, together with the lime-based mortar mix and sand/aggregate to be used, shall be submitted to and approved in writing by the Local Planning Authority. Additionally, a sample panel or area of the brickwork, in the agreed bond and providing a representative range of the bricks to be used throughout the repairs, in terms of colour and texture, and the mortar jointing or pointing profile and finish shall be provided and retained during building works as a reference and agreed standard to maintain consistency in workmanship for the duration of the repair works.

Reason: To ensure that the special architectural and historic interest of this statutorily Listed Building is properly preserved, maintained and enhanced in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 11 Detailed drawings including sections, showing the new doors which it is proposed to install, drawn to a scale of 1:10, together with a detailed description or specification, including the external finish and the pattern of the proposed external door including the door furniture, specifically the hinges, door handle(s) and any external locks and bolts shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Development shall be implemented in full accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 12 The existing windows shall be set aside and inspected for reuse where possible. If beyond reasonable repair, the windows should be used as a model for replacement windows. Plans of the new windows and glazing bars drawn to a scale of 1:5 and 1:2 respectively must be submitted and approved in writing by the Local Planning Authority before the removal of the old windows.

The works shall be implemented solely in accordance with the agreed details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 13 Prior to any building works being first commenced, detailed drawings of all proposed new and replacement doors and windows, together with a detailed specification of the materials, construction and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as appropriate)- a section of the glazing bars , frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 14 Details of the means of support to the new floors independent of the existing timber structure must be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Development shall be implemented in full accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 15 Details of the construction, design, materials and external finish to the footbridge hereby permitted shall be submitted to and agreed in writing prior to the commencement of the development hereby permitted.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning

and the Historic Environment) 1994.

- 16 Notwithstanding the approved plans, all rainwater goods shall be of cast iron and painted black.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 17 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing building shall be carried out in materials and finishes which closely match, like-for-like, those historic materials and finishing details used in the existing building or structure- to accord with usual conservation good practice and to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials and finishes should be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural and historic interest, character, appearance and integrity of the listed building or other historic building is properly maintained and to accord with PPG15 and standard conservation good practice.

- [Notes (1) In advance of the consideration of the application, the Committee were advised of consultation as set out in the late sheet appended to these minutes.
- (2) In advance of the consideration of the application, the Committee were advised of the response from the Society for the Protection of Ancient Buildings who strongly objected to the proposed developments which would result in loss of character, appearance and function to the mill.]

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Item No. 16

APPLICATION NUMBER	CB/09/05421/FULL
LOCATION	CENTRE POINT, 2A HIGH STREET, PULLOXHILL, BEDFORD, MK45 5HA
PROPOSAL	FULL: 1 NO. DORMER AND 1 NO. VELUX WINDOWS TO REAR ELEVATION.
PARISH	Pulloxhill
WARD	Flitwick East
WARD COUNCILLORS	Cllr Turner & Cllr Jamieson
CASE OFFICER	Julia Ward
DATE REGISTERED	13 July 2009
EXPIRY DATE	07 September 2009
APPLICANT	Mr J Le'Vien
AGENT	SMB Design Services
REASON FOR COMMITTEE TO DETERMINE	Cllr Turner called in application due to intrusion on neighbours' privacy.
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

That Planning Permission be approved subject to the following:

- 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 **No development shall be undertaken until a scheme has been submitted to, and agreed in writing by, the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 3 Notwithstanding the detail shown on the approved plans, the proposed velux rooflight shall be timber of Conservation style fitted flush to the surface of the roofing material unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the external appearance of the buildings and the visual amenities of the area generally.

- 4 Prior to the first occupation of the building the velux window in the rear elevation of the development shall be fitted with obscured glass of a type to

substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority.

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

- [Notes (1) In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes and also of receipt of an additional letter of objection.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

Item No. 17

APPLICATION NUMBER	CB/09/01015/FULL
LOCATION	1 LINCOLN WAY, HARLINGTON, DUNSTABLE, LU5 6NB
PROPOSAL	FULL: ERECTION OF A NEW DWELLING IN THE SIDE GARDEN AND SINGLE STOREY REAR EXTENSION TO EXISTING PROPERTY.
PARISH	Harlington
WARD	Woburn & Harlington
WARD COUNCILLORS	Cllr F Chapman & Cllr B Wells
CASE OFFICER	Mary Collins
DATE REGISTERED	26 May 2009
EXPIRY DATE	21 July 2009
APPLICANT	Mr T Culverhouse
AGENT	Paul Lambert Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	The Parish Council requested Cllr Chapman to call to committee if minded to approve as they believe that the new house would be very cramped, over- development of the site with dangerous access close to the corner.
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Delegated Application: that the Director of Sustainable Communities be delegated authority to refuse the application on the following grounds:

- 1 The proposal, by nature of the width of the dwelling across the site and the minimal rear garden, would result in an unacceptable overdevelopment of the site to the detriment of the character and appearance of the area; as such the proposal is contrary to Policies DPS5 and DPS9 of the Adopted Mid Bedfordshire Local Plan First Review 2005.
- 2 The proposal due to its bulk, massing and the difference in ground levels between the application site and the property at 41 Church Road, Harlington would result in an overbearing impact to the detriment of the amenities of neighbouring properties and as such the proposal is contrary to Policy DPS5 of the Adopted Mid Bedfordshire Local Plan First Review 2005.
- 3 The Applicant has failed to submit a Unilateral Undertaking, as such the application fails principles established in PPS1: Delivering Sustainable Development and Council's adopted Guidance: Planning Obligations Strategy, 2008.

- [Notes (1) In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes.
- (2) In advance of the consideration of the application, the Committee received representations made under the Public Participation Scheme.]

Item No. 18

APPLICATION NUMBER	CB/09/05318/FULL
LOCATION	ASPLEY GUISE LOWER SCHOOL, SPINNEY LANE, ASPLEY GUISE, MILTON KEYNES, MK17 8JT
PROPOSAL	FULL: APPLICATION FOR FURTHER TEMPORARY CONSENT - RENEWAL OF EXISTING TEMPORARY PLANNING PERMISSION FOR A TEMPORARY BUILDING.
PARISH	Aspley Heath
WARD	Woburn & Harlington
WARD COUNCILLORS	Cllr F Chapman & Cllr B Wells
CASE OFFICER	Duncan Jordan
DATE REGISTERED	26 June 2009
EXPIRY DATE	21 August 2009
APPLICANT	Aspley Guise Pre-School
REASON FOR COMMITTEE TO DETERMINE	Site owned in part by Central Bedfordshire Council
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Recommendation

That Planning Permission be Granted subject to the following:

- 1 The temporary classroom building shall be retained on the site for a limited period of 3 years commencing from the date of this decision notice, at the end of which period it shall be completely removed from the site within a period of two months.

Reason: To safeguard the visual amenities of the area

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Item No. 19

SCHEDULE C

APPLICATION NUMBER	CB/09/05330/FULL
LOCATION	Northhill Lower School, Bedford Road, Northhill, Biggleswade, SG18 9AH
PROPOSAL	Full: Erection of fitness trail on school playing field
PARISH	Northhill
WARD	Northhill & Blunham
WARD COUNCILLORS	Cllr C Maudlin & Cllr T Turner
CASE OFFICER	Kate Phillips
DATE REGISTERED	15 July 2009
EXPIRY DATE	09 September 2009
APPLICANT	Northhill Lower School
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council
RECOMMENDED DECISION	Full Conditional Approval

The proposal to erect a fitness trail within the grounds of the school on the playing field would not impact detrimentally on either the character and appearance of the surrounding area or upon the residential amenity of any nearby residential dwellings. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policies DPS6 and DPS15 of the Mid Bedfordshire Local Plan First Review (2005).

- 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.

[Note In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes.]

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Item No. 20

SCHEDULE C

APPLICATION NUMBER	CB/09/00959/FULL
LOCATION	Campton Lower School, Rectory Road, Campton, Shefford, SG17 5PF
PROPOSAL	Full: Replacement of existing perimeter metal fence.
PARISH	Campton/Chicksands
WARD	Shefford
WARD COUNCILLORS	Cllr Birt & Cllr Brown
CASE OFFICER	Duncan Jordan
DATE REGISTERED	07 May 2009
EXPIRY DATE	02 July 2009
APPLICANT	Campton Lower School
AGENT	Mouchel Parkman
REASON FOR COMMITTEE TO DETERMINE	Land owned by Central Bedfordshire Council
RECOMMENDED DECISION	Full Conditional Approval

That Planning Permission be Granted subject to the following:

- 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 external finish of the railings hereby approved shall be black powder coated unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.
- 3 The permission shall extend only to the application as amended by plans received by the Local Planning Authority on 9/7/09 .

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.

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Item No. 21**SCHEDULE C**

APPLICATION NUMBER	CB/09/01198/FULL
LOCATION	Alameda School, Station Road, Ampthill, Bedford, MK45 2QR
PROPOSAL	Full: Single storey side entrance. Additional works to extend existing enclosed hard surface play area.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllr P Duckett & Cllr G Summerfield
CASE OFFICER	Clare Golden
DATE REGISTERED	26 June 2009
EXPIRY DATE	21 August 2009
APPLICANT	Alameda Middle School
AGENT	CUBE Building Consultancy
REASON FOR COMMITTEE TO DETERMINE	Land owned by Central Bedfordshire Council
RECOMMENDED DECISION	Full Conditional Approval

That Planning Permission be granted subject to the following:

- 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 All external works on the extension hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building. A sample of the material to be used for the external walls of the extension shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

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(s) and the visual amenities of the locality.

- 3 The fencing to the extended play area shall be constructed of green mesh of a height, pattern and finish to match the fencing to the existing adjacent play area.

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 play area and the visual amenities of the locality.

Notes to Applicant

1. The applicant is reminded that planning permission will be required for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure if:

(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level;

(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level;

(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in sub-paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater

This is in accordance with Class A, Part 2, 'Minor Operations', of the Town and Country Planning (General Permitted Development) Order 1995.

- [Note In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes.]

Item No. 22

SCHEDULE C

APPLICATION NUMBER	CB/09/05223/FULL
LOCATION	Totternhoe Lower School, Church Road, Totternhoe, Dunstable, LU6 1RE
PROPOSAL	Installation of a Pre-school temporary unit and car parking spaces
PARISH	Totternhoe
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes and Cllr Marion Mustoe
CASE OFFICER	Gill Claxton
DATE REGISTERED	10 July 2009
EXPIRY DATE	04 September 2009
APPLICANT	Totternhoe Lower School
AGENT	Mouchel
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The land is owned by Central Bedfordshire Council Grant Planning Permission

Recommendation

That Planning Permission be **GRANTED** subject to the following conditions:

- 1 The permission hereby granted shall be limited to a temporary period expiring on 31/08/2014 after which the temporary Pre-School classroom unit shall be removed from site and the land re-instated to its former condition within a period of 6 months, to the satisfaction of the Local Planning Authority.
REASON: To enable the Local Planning Authority to review the uses, buildings and structures when the permission expires.
(Policy BE8 S.B.L.P.R).
- 2 **Before development commences details of the colour to be applied to the exterior of the building shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out and completed in accordance with the approved details and retained thereafter.**
REASON: To safeguard the character of the area and Totternhoe Conservation Area.
(Policy BE8 S.B.L.P.R).
- 3 **Before development commences a Tree Protection Plan and Method Statement shall be submitted to and approved in writing by the Local Planning Authority.**
Tree Protection Plan
The Tree Protection Plan shall show the position and nature of protective fencing around the Sycamore tree located on the northern boundary of the site. The purpose of the protective fencing shall safeguard a sufficient area of rooting medium that will sustain the health of the tree known as the Root Protection Area. The fencing shall

be erected before development commences and shall remain in place throughout the whole construction process of the car park until the no-dig pathway is completed. All operations potentially damaging to the tree shall be excluded from the area thus fenced (the Construction Exclusion Zone) including excavation, changes to levels, temporary access, vehicle parking, vehicle movement, fires and storage, disposal or mixing of materials and chemicals.

The Method Statement

The Method Statement shall describe the special pathway construction within the Construction Exclusion Zone and be based on a 'no-dig' cellular confinement system. The pathway shall be constructed only in exact conformity with the approved Statement.

The development shall thereafter be carried out and completed in accordance with the approved Tree Protection Plan and Method Statement.

REASON: To protect an important Sycamore tree in the Conservation Area.

(Policy BE8 S.B.L.P.R).

- 4 Before development begins, details of the proposed method of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works as approved shall be constructed in accordance with the approved details before the development is first occupied or brought into use.

REASON: To ensure satisfactory drainage of the site.

- 5 Notwithstanding any details submitted with the application, before development begins, a scheme for the parking of vehicles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the standards of the Local Planning Authority and shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

REASON: To ensure provision for car parking clear of the highway and to safeguard the Sycamore tree on the boundary of the site.

(Policy T10 S.B.L.P.R).

- 6 Before the Pre-School building is first brought into use a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in full within 6 months of the building being occupied. Thereafter, the Travel Plan shall be monitored and reviewed annually, with a written report to be submitted to and agreed in writing by the Local Planning Authority which updates the plan and monitors the progress in meeting the agreed targets for reducing car journeys

REASON: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.

- 7 This permission relates only to the details shown on Drawing No. 3001 Rev.A received 20/07/09 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved drawing 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

T2 - Changing travel behaviour

T8 - Local roads

T9 - Walking, cycling and other non-motorised transport

ENV6 - The Historic Environment

ENV7 - Quality in the built environment

South Bedfordshire Local Plan Review

BE8 - Design and environmental considerations

T10 - Controlling parking in new developments

R12 - Protection of recreational open space

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. Further to Condition 3 above, the following additional information is provided to guide the preparation of the Tree Protection Plan.
 - the fencing should be positioned at a minimum distance of 6.36m from the trunk of the tree,
 - the fencing should consist of a scaffold framework comprising vertical uprights spaced at a maximum interval of 3m, driven approximately 0.6m into the ground and leaving 2.3m height above ground level. Weldmesh panels should be securely fixed with wire or scaffold clamps (Weldmesh panels on rubber or concrete feet are not resistant to impact and should not be used. Fig 2 of BS 5837:2005 shows an illustration of a suitable protective fencing layout and construction specification,
 - all material that would contaminate the soil, such as concrete mixings, diesel oil and vehicle washings, shall not be discharged within 10m of the tree stem,
 - no fire shall be lit in a position where their flames can extend to within 5m of foliage, branches or trunk of the tree,

- notice boards, telephone cables or other services shall not be attached to any part of the tree.

In respect of the Method Statement the chosen methodology should demonstrate that the pathway will be carefully constructed after the main car park construction is complete so that the fencing can be moved back to accommodate the path without risk of damage to tree roots from other building works.

For further advice and information, please contact the Council's Tree and Landscape Officer, Development Management, Sustainable Communities, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5QU - Tel: 0300 300 5161.

5. In connection with Condition 6 above, The Travel Plan shall contain details of some or all of the following:

- plans for the establishment of a working group involving the School, the Pre-School, parents and representatives of the local community;
- pupil travel patterns and barriers to sustainable travel;
- measures to reduce car use; and
- an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review.

For further advice and guidance on the preparation of the Travel Plan, please contact the Sustainable Transport Team, Planning & Development Strategy, Sustainable Communities, Central Bedfordshire Council, Borough Hall, Bedford, MK42 9AP - Tel: 01234 276329.

- [Note In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes.]

Item No. 23

SCHEDULE C

APPLICATION NUMBER	CB/09/05225/REG3
LOCATION	Oak Bank School, Sandy Lane, Leighton Buzzard, LU7 3BE
PROPOSAL	Erection of sports hall and construction of replacement tennis courts and new/altered footway links.
PARISH	Heath & Reach
WARD	Plantation
WARD COUNCILLORS	Cllr Peter Rawcliffe and Cllr Alan Shadbolt
CASE OFFICER	Mr C Murdoch
DATE REGISTERED	01 July 2009
EXPIRY DATE	26 August 2009
APPLICANT	The Head Teacher
AGENT	Kirkby & Diamond
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The land is owned by Central Bedfordshire Council Grant Planning Permission

Recommendation

That Planning Permission be **GRANTED** 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, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**
REASON: To ensure a satisfactory standard of landscaping.
(Policy BE8, S.B.L.P.R.).

- 3 **Before development begins, including any ground clearance or excavation, substantial protective fencing, the precise position and details of which shall first be approved in writing by the Local Planning Authority, shall be erected adjacent the proposed sports hall hereby permitted. The fencing shall be retained at full height and extent until the development is substantially completed. No materials shall be stored or deposited and no mixing of materials shall take place within**

the area so protected.

REASON: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2005 or as may be subsequently amended.

(Policy BE8, S.B.L.P.R.).

- 4 **Before development begins, samples of the materials to be used for the external walls and roofs of the new sports hall and details of the materials to be used in the construction of the replacement tennis courts and new/altered footpath links 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 proposed development.
(Policy BE8, S.B.L.P.R.).
- 5 **Before development begins, the position of the proposed sports hall hereby permitted shall be pegged out on site and its position approved in writing by the Local Planning Authority.**
REASON: To enable consideration to be given to the precise layout of the development.
(Policy BE8, S.B.L.P.R.).
- 6 No external lighting shall be installed in association with the proposed sports hall and the replacement tennis courts without the prior written approval of the Local Planning Authority.
REASON: To protect both the amenity of neighbouring properties and the setting of the Area of Great Landscape Value.
(Policy BE8, S.B.L.P.R.).
- 7 The proposed sports hall hereby permitted shall only be used for indoor sports and sporting activities and for no other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).
REASON: To define the extent of the permission, to enable the Local Planning Authority to exercise proper control over the development in order to prevent the establishment of a general Class D2 use of the new building and to ensure that inappropriate development in the Green Belt is not permitted without very special circumstances having been established.
(Policy BE8, S.B.L.P.R.).
- 8 **Before development begins, a scheme for the provision and implementation of a landfill gas site investigation and a land survey of ground stability together with any remedial measures required shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full before construction of the proposed sports hall hereby permitted begins.**
REASON: To ensure that any potential landfill gas and ground instability problems are investigated before building works commence on site.
(Policy BE8, S.B.L.P.R.).

- 9 This permission relates only to the details shown on the Site Location Plan and Drawing Nos. 09-06-004, 09-06-005 and the Topographical Survey prepared by Milton Keynes Surveys Limited received 12/06/09, Drawing No. 09-06-003 received 04/08/09 and Drawing Nos. 09-06-001B and 09-06-002A received 07/08/09 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:

East of England Plan (May 2008)

Policy SS1 - Achieving Sustainable Development.

Policy SS2 - Overall Spatial Strategy.

Policy SS3 - Key Centres for Development and Change: Luton/Dunstable/Houghton Regis & Leighton-Linslade.

Policy SS7 - Green Belt.

Policy ENV3 - Biodiversity and Earth Heritage.

Policy ENV7 - Quality in Built Environment.

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

Strategic Policy 1: The Spatial Framework - Locations for Growth:

Luton/Dunstable/Houghton Regis (with Leighton-Linslade).

Strategic Policy 3: Sustainable Communities.

Bedfordshire and Luton Policies 2(a) and 2(b): Luton/Dunstable/Houghton Regis and Leighton-Linslade.

Bedfordshire Structure Plan 2011

Policy 7 - Areas of Great Landscape Value.

South Bedfordshire Local Plan Review

NE3 - Control of development in Areas of Great Landscape Value.

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.

[Note In advance of the consideration of the application, the Committee received representations made under the Public Participation Scheme.]