

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 17 February 2010

PRESENT

Cllr P F Vickers (Chairman)

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

Apologies for Absence: Cllrs R D Berry
A Northwood
A Shadbolt

Substitutes: Cllrs R A Baker (In place of A Shadbolt)
D Bowater (In place of R D Berry)
P Snelling (In place of A Northwood)

Members in Attendance: Cllr R W Johnstone
Mrs A M Lewis
T Nicols
Mrs P E Turner MBE,

Officers in Attendance:	Mrs M Clampitt	– Democratic Services Officer
	Mr A Davie	– Head of Development Management (North)
	Mr A Emerton	– Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Hale	– Head of Development Management (South)
	Mr A Jones	– Tree and Landscape Officer
	Mr D Lamb	– Development Management Team Leader (North)

DM/09/40 **Chairman's Announcements**

The Chairman informed the Committee that due to a system problem there would not be a presentation of site drawings during the meeting and delayed the start of the Meeting for five minutes to allow Members additional time to study the drawings on display.

DM/09/41 **Minutes****RESOLVED**

that the Minutes of the meeting of the Development Management Committee held on the 17 February 2010 be confirmed and signed by the Chairman as a correct record.

DM/09/42 **Members' Interests****(a) Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Ms C Maudlin	9	Central Bedfordshire Council representative on Swiss Garden	Present
Cllr K Janes	10	Care home Owner	Absent
Cllr D Bowater	12 & 13	Relative of applicant	Present

(b) Personal and Prejudicial Interests:-

None.

(c) Prior Local Council Consideration of Applications

Member	Item	Parish/Town Council	Vote Cast
Cllr D Bowater	10	Leighton Buzzard Town Council	Did not comment or vote
Cllr Mrs A M Lewis	11	Potton Town Council	Did not comment or vote

DM/09/43 **Planning Enforcement Cases Where Formal Action Has Been Taken**

AGREED

that the monthly update for Planning Enforcement Cases as identified in the report where formal action has been taken were received.

DM/09/44 **Confirmation of Tree Preservation Order No. 13/2009 (Land at the rear of 22 Heath Park Drive, Leighton Buzzard)**

The Committee received and considered a report of the Director of Sustainable Communities seeking confirmation of Tree Preservation Order No. 13/2009 (Land at the rear of 22 Heath Park Drive, Leighton Buzzard).

RESOLVED

that Tree Preservation Order No. 13/2009, Land at the rear of 22 Heath Park Drive, Leighton Buzzard be approved.

DM/09/45 **Planning Application No. CB/09/07039/FULL**

RESOLVED

that Planning Application No. CB/09/07039/FULL which related to Shuttleworth College, Old Warden Park, Old Warden, be delegated to the Director of Sustainable Communities to approve the application as set out in the Schedule appended to these Minutes.

DM/09/46 **Planning Application No. CB/09/07065/FULL**

RESOLVED

that Planning Application No. CB/09/07065/FULL which related to Elm Lodge, 18 Stoke Road, 20 Stoke Road and Elmside, Bossington Lane, Linslade, Leighton Buzzard be deferred one cycle to allow a site visit to take place.

DM/09/47 **Planning Application No. CB/09/06388**

RESOLVED

that Planning Application No. CB/09/06388/RM which related to The Gables, Mill Lane, Potton be delegated to the Director of Sustainable Communities to refuse the application as set out in the Schedule appended to these Minutes.

This application was decided by a recorded vote which was as follows:-

For:- Cllrs Bastable, Gammons, Maudlen, Aldis, Snelling, Turner, Bowater and Chapman

Against:- Cllrs Janes, Brown, Jones, Matthews, Gale, Baker and Lockey

Abstentions:- Cllrs Young and Rogers

DM/09/48 **Planning Application No. CB/09/06583/CA**

RESOLVED

that Planning Application No. CB/09/06583/CA which related to Clubhouse, Rectory Road, Steppingley be approved as set out in the Schedule appended to these Minutes.

DM/09/49 **Planning Application No. CB/09/06581/FULL**

RESOLVED

that Planning Application No. CB/09/06581/FULL which related to Clubhouse, Rectory Road, Steppingley be approved as set out in the Schedule appended to these Minutes.

DM/09/50 **Site Inspection Appointment(s)**

RESOLVED

that the following members be appointed to conduct any site inspections to be undertaken in advance of the next meeting of this Committee to be held on Wednesday 24 March 2010.

Chairman (or his nominee)

Vice-Chairman (or his nominee)

Cllrs P N Aldis

A R Bastable

D Jones

(Note: The meeting commenced at 2.00 p.m. and concluded at 3.45 p.m.)

Item No. 9**SCHEDULE A**

APPLICATION NUMBER	CB/09/07039/FULL
LOCATION	Shuttleworth College, Old Warden Park, Old Warden
PROPOSAL	Full: The erection of marquee in Old Warden Park for summer weddings with car parking in the Old Walled Garden from 1st May to 30th September in the years 2010-2014 and the installation of a septic tank.
PARISH	Old Warden
WARD	Northill and Blunham
WARD COUNCILLORS	Cllr Maudlin & Cllr Turner
CASE OFFICER	Samantha Boyd
DATE REGISTERED	18 December 2009
EXPIRY DATE	12 February 2010
APPLICANT	Bedford College
AGENT	Andrew Pym
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Cllr Maudlin – Significant local interest and implications for funding to the Shuttleworth Trust
	Full Application - Refused

Delegated Decision – See Minute No. DM/09/

That the Director of Sustainable Communities be given delegated authority to approve the application subject to the following conditions and notes to applicant:

Reasons for Granting:

The Council has had regard to the financial justification submitted by the applicant, and the role the development plays in providing funding to maintain the adjacent Grade II* Listed Building, and the Grade II* Listed Historic Park and Garden in which the marquee is proposed.

1. The marquee shall be retained on the site from 1 May to 30 September each year until 30 September 2014, upon which it shall be removed from the site within one month and the land restored to its original state.

Reason: The proposal is stated in the application to be for a temporary period.

2. **Prior to the erection of the marquee, detailed plans showing the means of access, servicing route and disabled access to the marquee shall be submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.**

Reason: To protect the character and appearance of the Grade II* Listed Historic Park and Garden on which the marquee is sited.

3. The septic tank shall be removed from the site within 3 months of the

Reason: The proposal is stated in the application to be for a temporary period.

Note to Applicant

1. The applicant is advised to investigate an appropriate permanent facility on the site which would not have a harmful impact upon the Conservation Area, the setting of the Grade II* Listed Building and Historic Park and Garden.

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

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/09/07065/FULL
LOCATION	Elm Lodge, 18 Stoke Road, 20 Stoke Road and Elmside, Bossington Lane, Linslade, Leighton Buzzard, LU7 2SW
PROPOSAL	Demolition of number 20 Stoke Road and Elmside, Bossington Lane and erection of single and two storey extensions to Elm Lodge residential nursing home (revised application CB/09/06271/FULL).
PARISH	Leighton-Linslade
WARD	Leighton Linslade Central
WARD COUNCILLORS	Cllrs Bowater, Johnstone, Sharer & Spurr
CASE OFFICER	Mr A D Robertson
DATE REGISTERED	24 December 2009
EXPIRY DATE	18 February 2010
APPLICANT	Nanco Enterprises Ltd
AGENT	Burnel Design Associates
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Bowater
RECOMMENDED DECISION	Full Application - Granted

Deferred Application – See Minute No. DM/09/46

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

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Item No. 11**SCHEDULE B**

APPLICATION NUMBER	CB/09/06388/RM
LOCATION	The Gables, Mill Lane, Potton, Sandy, SG19 2PG
PROPOSAL	Reserved Matters: Residential development following demolition of existing dwelling and outbuildings comprising the erection of 13 no. 3 bedroom dwellings and 1 no. 1 bedroom dwelling (pursuant to outline planning permission 06/00833/OUT). Matters to be considered are access, appearance, layout and scale.
PARISH	Potton
WARD	Potton
WARD COUNCILLORS	Cllr D Gurney and Cllr A Lewis
CASE OFFICER	Godwin Eweka
DATE REGISTERED	18 November 2009
EXPIRY DATE	17 February 2010
APPLICANT	Vigor Homes
AGENT	Woods Hardwick Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Cllr Lewis – On grounds of privacy and bats nesting in the barns
	Full Application - Granted

Delegated Application – See Minute No. DM/09/47

That the Director of Sustainable Communities be given delegated authority to refuse the application for the following reasons:

1. The proposed development by reason of the size and siting of the dwellings would result in a cramped overdevelopment of the site harmful to the character and appearance of the surrounding area. As such the proposal is contrary to Policy DM3 of the adopted Central Bedfordshire Core Strategy and Development Management Policies Document (November 2009).
2. The proposed development by reason of the size, siting and design of the dwellings would result in an overbearing impact and unreasonable loss of privacy to the existing adjoining dwellings in Mill Lane. As such the proposal is contrary to Policy DM3 of the adopted Central Bedfordshire Core Strategy and Development Management Policies Document (November 2009).

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

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- 3 The demolition works hereby approved shall be completed within three months from the date of commencement of this Conservation Area Consent and all of the materials and fabric from the demolished building shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

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

Item No. 13

APPLICATION NUMBER	CB/09/06581/FULL
LOCATION	Clubhouse, Rectory Road, Steppingley, Bedford, MK45 5AT
PROPOSAL	Full: Erection of new cricket pavillion to replace existing.
PARISH	Steppingley
WARD	Flitwick West
WARD COUNCILLORS	Cllr Gale & Cllr Male
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	02 December 2009
EXPIRY DATE	27 January 2010
APPLICANT	Steppingley Parish Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Agent related directly to Councillor
	Full Application - Granted

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 **Prior to the commencement of development, a scheme showing wheelchair access to be provided for the convenience of disabled persons shall be submitted to and approved in writing by the District Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use.**

REASON: To safeguard the interests of disabled persons.

- 3 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**

- **for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;**

- for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;
- for other natural features along a line to be approved in writing by the Local Planning Authority.

Such fencing shall be maintained during the course of the works on the site.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

- 4 Prior to the commencement of development 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:-

- planting plans to gap up the existing holly hedge on the western side of the site;
- cultivation details including operations required to establish new planting;

The development shall be carried out in accordance with the approved details during the first planting season following commencement of development.

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.