

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



please ask for Martha Clampitt
direct line 0300 300 4032
date 16 March 2010

NOTICE OF MEETING

DEVELOPMENT MANAGEMENT COMMITTEE

Date & Time

Wednesday, 24 March 2010 2.00 p.m.*

Venue at

Council Chamber, Priory House, Monks Walk, Shefford

Richard Carr
Chief Executive

To: The Chairman and Members of the DEVELOPMENT MANAGEMENT COMMITTEE:

Cllrs P F Vickers (Chairman), A Shadbolt (Vice-Chairman), P N Aldis, A R Bastable, R D Berry, A D Brown, Mrs C F Chapman MBE, D J Gale, Mrs R B Gammons, K Janes, D Jones, H J Lockey, K C Matthews, Ms C Maudlin, A Northwood, A A J Rogers, Mrs C Turner and J N Young

[Named Substitutes:

R A Baker, D Bowater, I Dalgarno, P A Duckett, M Gibson, R W Johnstone, P Snelling, B J Spurr, J Street and G Summerfield

All other Members of the Council - on request

MEMBERS OF THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THIS MEETING

****As there are no Strategic Planning or Minerals and Waste Matters to be considered the meeting will start at 2.00p.m.***

AGENDA

1. **APOLOGIES FOR ABSENCE**

Apologies for absence and notification of substitute members

2. **CHAIRMAN'S ANNOUNCEMENTS**

If any

3. **MINUTES**

To approve as a correct record, the Minutes of the meeting of the Development Management Committee held on 17 February 2010.

(previously circulated)

4. **MEMBERS' INTERESTS**

To receive from Members declarations and the **nature** in relation to:-

- (a) Personal Interests in any Agenda item
- (b) Personal and Prejudicial Interests in any Agenda item
- (c) Membership of Parish/Town Council consulted upon during the application process and the way in which any Member has cast his/her vote.

5. **PETITIONS**

To receive Petitions in accordance with the schem of public participation set out in Annex 2 in Part 4 of the Constitution.

6. **DISCLOSURE OF EXEMPT INFORMATION**

To consider proposals, if any, to deal with any item likely to involve disclosure of exempt information as defined in the relevant paragraph(s) of Part I of Schedule 12A of the Local Government Act 1972 prior to the exclusion of the press and public.

REPORT

Item	Subject	Page Nos.
7	Planning Enforcement Cases Where Formal Action Has Been Taken (a) To consider the report of the Director of Sustainable Communities providing a monthly update of planning enforcement cases where action has been taken covering the North, South and Minerals and Waste. (b) Dunstable Section 215 Update Report	9 - 32

Planning and Related Applications

To consider the planning applications contained in the following schedules:

Schedule A - Applications recommended for Refusal
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Item	Subject	Page Nos.
8	Planning Application No. CB/10/00242/FULL Address: 66 High Street, Henlow Full: Part demolition, change of use and two storey extension to farm 6 no. residential units. Applicant: Henlow Parish Council	33 - 40
9	Planning Application No. CB/10/00247/CA Address: 66 High Street, Henlow Full: Part demolition, change of use and two storey extension to farm 6 no. residential units. Applicant: Henlow Parish Council	41 - 46
10	Planning Application No. CB/10/00482/FULL Address: Land Adjacent Springwood House, 22 Ickwell Green, Ickwell Full: Demolition of existing outbuildings and the construction of a new 2 storey 4-bedroomed detached house and associated works. Applicant: Mr & Mrs MaGuinness	47 - 58

11 **Planning Application No. CB/10/00356/VOC** 59 - 66

Address: Land and buildings at College Farm, Bourne End, Cranfield

Removal of Condition 8: From planning permission CB/09/01017/Full dated 20/07/09.

Applicant: Mr C Green

Schedule B - Applications recommended for Approval

Item Subject Page Nos.

12 **Planning Application No. CB/09/07065/FULL** 67 - 78

Address: Elm Lodge, 18 Stoke Road, 20 Stoke Road and Elmside, Bossington Lane, Linslade.

Full: 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 C/09/06271/Full).

Applicant: Nanco Enterprises Ltd.

13 **Planning Application No. CB/09/0679/REN** 79 - 96

Address: Dukeminster Estate, Church Street, Dunstable

Residential Development for up to a maximum of 458 dwellings (85 dwellings per hectare maximum) with associated parking and open space and up to a maximum of 300sq metres of class A1 floorspace and up to a maximum of 520sq metres of class D1 floorspace.

Applicant: Lionsgate Properties

14 **Planning Application No. CB/09/06437/OUT** 97 - 130

Address : Boscombe Place (former Renault site) Boscombe Road, Dunstable

Outline: Demolition of all existing buildings and erection of single 67,164 sqm Class B8 distribution warehouse including ancillary enclosed covered yard (adjacent Ridgeway Avenue site boundary), 3,1132sqm three storey offices, 360sqm transport office and 32sqm gatehouse (total floor space 70,688sqm) and provision of 185 HGV parking spaces (including 76 loading bays) and 294 car parking spaces (revised application SB/OUT/09/00127).

Applicant : Gazeley UK Ltd.

15 **Planning Application No. CB/09/07055/OUT** 131 - 142

Address: Land Adjacent 67 London Road, Sandy

Outline: Development of site for employment uses within use class B1@, B2 and B8 with ancillary office accommodation, up to 8,180sqm and approx, 163 car parking spaces and associated access arrangements, demolition and land raising (All matters reserved except access).

Applicant: Kier Property

16 **Planning Application No. CB/09/06528/OUT** 143 - 168

Address: Land adjacent to 192 High Street North and North West of adjoining Tavistock Street, Dunstable.

Outline: Erection of 24 Dwelling and up to 1700sqm of business and storage/distribution units (class B1 & B8)(outline).

Applicant: Direct Pallets Limited

17 **Planning Application No. CB/09/06626/Full** 169 - 200

Address: Land Rear of Town Farm Court and 53 High Street, Henlow

Full: Residential development of 29 dwellings consisting of affordable rental: 3 x 1 bed apartment, 1 x 2 bed house, 2 x 3 bed houses. Affordable shared ownership: 2 x 1 bed apartments, 1 x 2 bed house, 1 x 3 bed house, Private sale: 2 x 2 bed houses, 4 x 3 bed houses, 4 x 4 bed houses, 9 x 5 bed houses.

Applicant: Town Farm Homes Ltd

18 **Planning Application No. CB/09/06630/CA** 201 - 208

Address: Land Rear of Town Farm Court and 53 High Street, Henlow.

Conservation Area Consent: Demolition of bungalow at 53 High Street.

Applicant: Town Farm Homes Ltd

19 **Planning Application No. CB/10/00330/Full** 209 - 218

Address: 4 Owlswood, Sandy

Full: Two storey side extension.

Applicant: Mr Patterson

Schedule C - Any Other Applications
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Item Subject Page Nos.

20 **Planning Application No. CB/10/00337/Full** 219 - 226

Address: 11 Willow Way, Ampthill

Full: Single storey rear extension Dormers to front and rear, erection of front porch.

Applicant: Mr & Mrs S Dix

21 **Planning Application No. CB/10/00196/Full** 227 - 234

Address: Caddington Village School, Five Oaks, Caddington

Full: Single storey extension to school building.

Applicant: Caddington Village School.

22 **Flexible Approach to the Implementation of the Council's
adopted Planning Obligation Strategy** 235 - 238

The report seeks the support of the Development Management Committee for the introduction of a more flexible approach to the implementation of the Council's adopted Planning Obligation Strategy.

23 **Site Inspection Appointment(s)**

Members are reminded that the Committee's next meeting will not be held until 28 April 2010, following the Council's Annual General Meeting on 22 April 2010. As a result, and in accordance with Appendix A of the Code of Practice for (the) Conduct of Site Investigations, the timing and arrangements for the conduct of any site inspections required prior to 28 April will be agreed by the Assistant Director, Legal and Democratic Services and the Assistant Director of Development Management in consultation with the Chairman of the Committee.