

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



please ask for Martha Clampitt
direct line 0300 300 4032
date 20 April 2010

NOTICE OF MEETING

DEVELOPMENT MANAGEMENT COMMITTEE

Date & Time

Wednesday, 28 April 2010 2.00 p.m.*

Venue at

Council Chamber, Priory House, Monks Walk, Shefford

Richard Carr
Chief Executive

To: All Members of the Council will be receiving the agenda in advance of the Council Annual Meeting when the membership of the committee will be determined.

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 24 March 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 scheme 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	9 - 16

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.

Planning and Related Applications

To consider the planning applications contained in the following schedules:

8	Confirmation of a Tree Preservation Order No. 16/2009 (Land at Frog Corner, The Green, Whipsnade)	17 - 46
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To request that the Committee consider the unresolved objection made from Mr M Cowell of Frog Corner, The Green, Whipsnade, following the making of Tree Preservation Order No. 16/2009, and to confirm the Order subject to a slight modification to improve the accuracy regarding the marking of the trees on the TPO map, as pointed out by the objector.

Schedule A - Applications recommended for Refusal

Item	Subject	Page Nos.
9	Planning Application No. CB/10/00695/FULL	47 - 52

Address: 14 Ridgeway Road, Brogborough

Full: Single storey rear extension with two velux rooflights.

Applicant: Mrs A. Moss

10	Planning Application No. CB/10/00476/FULL	53 - 60
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Address: 25 High Street, Sandy

Full: Change of use from A1 (shops) to A2 (Financial and professional services)

Applicant: Mrs GL Skevington Roberts

Schedule B - Applications recommended for Approval

Item	Subject	Page Nos.
11	<p>Planning Application No. CB/09/07055/OUT</p> <p>Address: Land Adjacent 67 London Road, Sandy</p> <p>Outline: Development of site for employment uses within use class B1(c), B2 and B8 with ancillary office accommodation, up to 8,180 sqm and approx. 163 car parking spaces and associated access arrangements, demolition and land raising (All matters reserved except access).</p> <p>Applicant: Kier Property</p>	61 - 74
12	<p>Planning Application No. CB/09/06991/OUT</p> <p>Address: Former BTR Site, London Road, Dunstable</p> <p>Outline: Mixed use development comprising maximum of 64 dwellings, hotel (Class C1) with maximum of 120 bedrooms, offices (Class B1) with maximum floor area of 880 sqm and specialised care home (Class C2) with maximum of 75 bedrooms.</p> <p>Applicant: ICP Commercial</p>	75 - 98
13	<p>Planning Application No. CB/10/00391/VOC</p> <p>Address : 17 The Russell Centre, Coniston Road, Flitwick</p> <p>Variation of condition 5 (opening hours) on planning permission CB/09/00648/FULL dated 11/06/09. To allow the premises to be open to customers between 0700 and 0000 (midnight) Monday to Sunday and open for deliveries only between 0000 (midnight) and 0300 on Saturdays and Sundays.</p> <p>Applicant : DPGS Limited</p>	99 - 106

14 **Planning Application No. CB/10/00580/SE73** 107 -
116

Address: Land at Goldfinch Drive, Sandy

Section 73: Removal of condition 4 (provision of play areas) and condition 5 (future maintenance of play areas) from planning approval 99/00891/RM (Reserved Matters for the erection of 150 dwellings and all ancillary works) dated 21 October 2009.

Applicant: Twigden Homes Ltd.

15 **Planning Application No. CB/10/00827/FULL** 117 -
124

Address: 1 Brittens Lane, Salford

Full: Detached two storey double garage.

Applicant: Mr J Cushing

16 **Planning Application No. CB/10/00406/FULL** 125 -
130

Address: Land off Maple Close, Pulloxhill

Change of use from agricultural land to residential gardens (retrospective).

Applicant: Bellway Homes

Schedule C - Other Applications

Item	Subject	Page Nos.
17	Planning Application No. CB/10/00279/FULL	131 - 138
	Address: Gravenhurst Lower School	
	Full: Extension to existing boundary fence and new gate.	
	Applicant: Gravenhurst Lower School	

- 18 **Planning Application No. CB/10/00272/FULL** 139 -
144
- Address:** Beecroft Community Centre, Westfield Road,
Dunstable
- Full: Installation of retractable awning to front elevation.
- Applicant:** Mr F Ross
- 19 **Planning Application No. CB/10/00682/REG3** 145 -
152
- Address:** Stondon Lower School, Hillside Road, Lower
Stondon
- Regulation 3: Reconfiguration of existing school buildings to form Children's Centre and single storey rear extension.
- Applicant:** Central Bedfordshire Council
- 20 **Planning Application No. CB/10/00625/FULL** 153 -
164
- Address:** Samuel Whitbread CC, Shefford Road, Clifton
- Full: Erection of new nursery building and office complex with associated car parking.
- Applicant:** Bedfordshire East Schools Trust
- 21 **Planning Application No. CB/10/00329/FULL** 165 -
172
- Address:** Everton Lower School, 33 Potton Road, Everton
- Full: Single storey rear extension for use as a classroom.
- Applicant:** The Board of Governors Everton Lower School
- 22 **Planning Application No. CB/10/00913/FULL** 173 -
180
- Address:** 33 Mill Lane, Houghton Conquest
- Full: Single storey front extension and single storey extension to side/front.
- Applicant:** Miss Garcia

23 **Planning Application No. CB/10/00415/FULL** 181 -
186

Address: Land at Nursery Close, Biggleswade

 Full: Erection of 6m high ventilating pipe.

Applicant: Anglian Water Services Ltd.

24 **Planning Application No. CB/10/00314/FULL** 187 -
191

Address: 7 Alameda Road, Ampthill

 Full: Render the rest of the house to match
 existing.

Applicant: Mr R Hill

25 **Site Inspection Appointment(s)**

In the event of any decision having been taken during the meeting requiring the inspection of a site or sites, the Committee is invited to appoint Members to conduct the site inspection immediately preceding the next meeting of this Committee to be held on 26 May 2010 having regard to the guidelines contained in the Code of Conduct for Planning Procedures.

In the event of there being no decision to refer any site for inspection the Committee is nevertheless requested to make a contingency appointment in the event of any Member wishing to exercise his or her right to request a site inspection under the provisions of the Members Planning Code of Good Practice.