

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 8 December 2010

### PRESENT

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

Cllrs	P N Aldis	Cllrs	K Janes
	A R Bastable		D Jones
	R D Berry		H J Lockey
	D Bowater		Ms C Maudlin
	A D Brown		Mrs C Turner
	Mrs R B Gammons		

Apologies for Absence: Cllrs Mrs C F Chapman MBE  
D J Gale  
K C Matthews  
T Nicols  
A Northwood  
J N Young

Substitutes: Cllrs R A Baker (In place of T Nicols)  
R W Johnstone (In place of J N Young)  
B J Spurr (In place of D J Gale)  
J Street (In place of K C Matthews)

Officers in Attendance: Mrs M Clampitt Committee Services Officer  
Mr A Davie Head of Development Management  
Mr J Ellis Major Applications Team Leader South  
Mr A Emerton Managing Solicitor Planning, Property,  
Highways & Transportation  
Mr D Lamb Development Management Team Leader  
(North)

### DM/10/141 **Chairman's Announcements**

The Chairman made the following announcements and updates:-

1. Officers have requested that agenda item 7 – 192 High Street South, Dunstable be withdrawn from the agenda because of a request from the Highways Agency to allow further investigation into the Transport Assessment and particularly the requirements for potential pedestrian mitigation measures. The request was moved and seconded and the whole committee voted in support of the withdrawal.

2. Officers have requested that agenda item 8 – Trinity Hall Farm, Watling Street, Hockliffe be withdrawn from the agenda because of additional information being received and to allow time for it to be considered. The request was moved and seconded and the whole committee voted in support of the withdrawal.
3. At the November meeting a request had been made for the inclusion of street names and grid references. Officers had included the street names but would not be able to provide the grid references until either the January or February meeting.
4. The Chairman wished everyone a Merry Christmas and a Happy New Year as this was the last meeting before the Holidays.

DM/10/142 **Minutes**

**RESOLVED**

***that the Minutes of the meeting of the Development Management Committee held on the 10 November 2010 be confirmed and signed by the Chairman as a correct record.***

DM/10/143 **Members' Interests**

(a) **Personal Interests:-**

There were no declarations made.

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

There were no declarations made.

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

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr Mrs C Turner	10	Stotfold Town Council	Did not vote
Cllr P F Vickers	11	Biggleswade Town Council	Did not vote

DM/10/144 **Petitions**

The Chairman advised that no petitions had been received.

**DM/10/145 Planning Enforcement Cases Where Formal Action Has Been Taken**

**RESOLVED**

- 1. that the update on Planning Enforcement cases where formal action has been taken be noted.**
- 2. that an update be given at the January 2011 meeting of the Development Management Committee regarding Woodview Nurseries, Shefford Rd, Meppershall regarding the enforcement position.**

**DM/10/146 Late Sheet**

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 appended as an Appendix to these Minutes.

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

**DM/10/147 Planning Application No. CB/10/02908/FULL**

**RESOLVED**

**that agenda item 7 – 192 High Street South, Dunstable be withdrawn from the agenda because of a request from the Highways Agency to allow further investigation into the Transport Assessment and particularly the requirements for potential pedestrian mitigation measures. The request was moved and seconded and the whole committee voted in support of the withdrawal.**

**DM/10/148 Planning Application No. CB/10/03200/FULL**

**RESOLVED**

**that agenda item 8 – Trinity Hall Farm, Watling Street, Hockliffe be withdrawn from the agenda because of additional information being received and to allow time for it to be considered. The request was moved and seconded and the whole committee voted in support of the withdrawal.**

DM/10/149 **Planning Application No. CB/10/3696/FULL**

**that Planning Application No. CB/10/3696/FULL relating to 1 Monmouth Road, Harlington be approved as set out in the Schedule appended to these Minutes.**

DM/10/150 **Planning Application No. CB/10/03760/FULL**

**that Planning Application No. CB/10/03760/FULL relating to Fairfield Park Lower School, Dickens Boulevard, Stotfold be approved as set out in the Schedule appended to these Minutes.**

DM/10/151 **Planning Application No. CB/10/03786/SE73**

**that Planning Application No. CB/10/03786/SE73 relating to Land to the rear of 144-146 London Road, Biggleswade be approved as set out in the Schedule appended to these Minutes.**

DM/10/152 **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 5 January 2011:-**

**Chairman (or his nominee)  
Vice-Chairman (or his nominee)  
Cllrs P N Aldis  
A R Bastable  
K Janes**

(Note: The meeting commenced at 2.00 p.m. and concluded at 3.20 p.m.)

Chairman .....

Dated .....

**Item No. 07****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/10/02908/FULL</b>
<b>LOCATION</b>	<b>192 High Street South, Dunstable, LU6 3SJ</b>
<b>PROPOSAL</b>	<b>Conversion and change of use of tyre repair shop (sui generis) to provide neighbourhood foodstore (Class A1) with external alterations including new shop front and associated parking.</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Watling</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Peter Hollick &amp; Cllr Ann Sparrow</b>
<b>CASE OFFICER</b>	<b>Gill Claxton</b>
<b>DATE REGISTERED</b>	<b>26 August 2010</b>
<b>EXPIRY DATE</b>	<b>21 October 2010</b>
<b>APPLICANT</b>	<b>Sainsburys Supermarket Ltd</b>
<b>AGENT</b>	<b>Indigo Planning</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Ward Councillor Mrs Sparrow, because of the potential impact on small independent shops in the locality.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

Withdrawn Application – See Minute No. DM/10/147

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**Item No. 08****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/10/03200/FULL</b>
<b>LOCATION</b>	<b>Trinity Hall Farm, Watling Street, Hockliffe, Leighton Buzzard, LU7 9PY</b>
<b>PROPOSAL</b>	<b>Construction of Biogas Plant including digester tank, storage tank, flare stack, technical building and silage compound . Development proposes a farm based anaerobic digester with a capacity of 1,063Kw using maize feedstock grown locally together with widening of the farm access where it joins the A5 Trunk Road</b>
<b>PARISH</b>	<b>Chalgrave</b>
<b>WARD</b>	<b>Toddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Norman Costin &amp; Cllr Tom Nichols</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>15 September 2010</b>
<b>EXPIRY DATE</b>	<b>15 December 2010</b>
<b>APPLICANT</b>	<b>Hallwick Ltd</b>
<b>AGENT</b>	<b>Jane R Orsborn Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Departure from the Development Plan</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

Withdrawn Application – See Minute No. DM/10/148

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**Item No. 09****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/10/03696/FULL</b>
<b>LOCATION</b>	<b>1 Monmouth Road, Harlington, Dunstable, LU5 6NE</b>
<b>PROPOSAL</b>	<b>Full: First floor side extension.</b>
<b>PARISH</b>	<b>Harlington</b>
<b>WARD</b>	<b>Woburn &amp; Harlington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Fiona Chapman &amp; Cllr Budge Wells</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>29 September 2010</b>
<b>EXPIRY DATE</b>	<b>24 November 2010</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs George</b>
<b>AGENT</b>	<b>Paul Lambert Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called to Committee by Head of Planning Services due to previous planning history and local concerns</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Reasons for Granting**

In view of the fact that the extension has been reduced in overall size it is felt that the loss of amenity to the occupiers of neighbouring properties in particular the bungalows to the rear - will not be sufficient as to sustain a reason for refusal and there are no objections to the design of the development the application is recommended for approval as being in compliance with policies in the Core Strategy and Development Management Policy Document dated November 0009.

**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 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building and the visual amenities of the locality.

- 3 Notwithstanding any provision 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 further window or other opening shall be formed on the side or rear facing elevation of the extension hereby permitted.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 4 Prior to the first occupation of the extension the first floor window to the en suite in the rear elevation of the extension 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.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC1, CBC2 and 2410/01/C.

REASON: For the avoidance of doubt.

[Notes:-

1. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
3. Prior to consideration of the application, Officers provided the Committee with a copy of a letter of objection from 98 Goswell End Road, which should have been included in the Late Sheet.]

**Item No. 10**

**SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/03760/FULL</b>
<b>LOCATION</b>	<b>Fairfield Park Lower School, Dickens Boulevard, Stotfold, Hitchin, SG5 4FD</b>
<b>PROPOSAL</b>	<b>Full: A new modular single classroom building within the grounds</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dalgarno, Saunders, Street, Turner</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>12 October 2010</b>
<b>EXPIRY DATE</b>	<b>07 December 2010</b>
<b>APPLICANT</b>	<b>Fairfield Park Lower School</b>
<b>AGENT</b>	<b>Porter Consulting and Management Services Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>The application site is owned by CBC and Stotfold Town Council have raised objections which cannot be overcome through the use of conditions</b>
	<b>Full Application - Granted</b>

**Reasons for Granting**

The proposal is in conformity with Policies CS3, CS14, DM3 and DM4 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as the design, scale, siting and use of materials are appropriate for the setting, the development is not considered to have an adverse impact on the character and appearance of the area and does not interfere with the amenities of adjoining residents. It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development, Design in Central Bedfordshire: A Guide for Development and Fairfield Park Urban Design Strategy.

**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 The screen wall hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building and the visual amenities of the locality.

- 3 The exterior appearance of the modular building hereby permitted shall be in accordance with the details shown on plan no. 177-011A.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building and the visual amenities of the locality.

- 4 The building hereby permitted shall not be occupied unless and until the associated brick wall is constructed.

Reason: To protect visual amenities.

- 5 This permission is limited to a period expiring on 31/12/2015 when the building hereby permitted shall be removed and the land re-instated to its previous use unless before that date the Local Planning Authority has granted permission for its retention.

Reason: To enable the Local Planning Authority to review the need for the building when the permission expires.

[Note:- In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]

**Item No. 11**

<b>APPLICATION NUMBER</b>	<b>CB/10/03786/SE73</b>
<b>LOCATION</b>	<b>Land Rear Of 144 To 146, London Road, Biggleswade</b>
<b>PROPOSAL</b>	<b>Section 73: Variation of condition 2 to extend time period for a further 5 years on planning approval 07/01526/FULL dated 12 November 2007</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Jones, Lawrence, Lawrence &amp; Vickers</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>18 October 2010</b>
<b>EXPIRY DATE</b>	<b>13 December 2010</b>
<b>APPLICANT</b>	<b>Brigham Pre-school and The Den</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>The application is on land owned by Central Bedfordshire Council, a letter of objection was received</b>
	<b>Section 73 Determination - Granted</b>

**Reasons for Granting**

The temporary classroom being granted a temporary permission for a further five years would not have a negative impact upon the general character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is in further conformity with technical guidance, Design in Central Bedfordshire, a Guide for Development.

**Recommendation**

That Planning Permission be granted subject to the following:

- 1 This permission is limited to a period expiring five years from the date of this permission when the use shall be discontinued, any buildings or structures removed and the land re-instated unless before that date the Local Planning Authority has granted permission for its continuation and/or retention.

Reason: To enable the Local Planning Authority to review the uses, buildings and structures when the permission expires. The building is made of non durable materials and therefore not appropriate for permanent consent.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC-1 and Sheet no.1 Rev F.

Reason: For the avoidance of doubt.

## 3 Travel Plan Condition:

A revised Pre-School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of decision.

This shall include details of:-

- Updated survey data
- Barriers to travelling sustainability 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: To ensure safe travel to and from the facility.

**Notes to Applicant:**

1. The Council requests that the applicant takes all reasonable action to ensure that parents using the Pre-School park responsibly and preferably not on London Road. Please also investigate using Holmemead Middle School for parking.

[Note:-

1. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
3. The Committee requested that the parking issue be referred to the Traffic Management Committee for consideration of possible alternatives to the present arrangements at a future meeting.]