

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



please ask for Martha Clampitt
direct line 0300 300 4032
date 28 October 2010

NOTICE OF MEETING

DEVELOPMENT MANAGEMENT COMMITTEE

Date & Time

Wednesday, 10 November 2010 10.00 a.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 A Shadbolt (Chairman), P F Vickers (Vice-Chairman), P N Aldis, A R Bastable, R D Berry, D Bowater, A D Brown, D J Gale, Mrs R B Gammons, K Janes, D Jones, H J Lockey, K C Matthews, Ms C Maudlin, T Nicols, A Northwood, Mrs C Turner and J N Young

[Named Substitutes:

R A Baker, Mrs C F Chapman MBE, 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

Please note that agenda items 1 – 8 and 11 will be considered from 10.00am following which the meeting will adjourn. The meeting will reconvene at 2.00pm at which time agenda items 9, 10, 12 – 21 will be considered.

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

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 13 October 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.

REPORT

Item	Subject	Page Nos.
6	Planning Enforcement Cases Where Formal Action Has Been Taken 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.	7 - 14

Planning and Related Applications

To consider the planning applications contained in the following schedules:

Schedule B - Applications recommended for Approval

Item	Subject	Page Nos.
7	<p>Planning Application No. CB/09/06766/RM</p> <p>Address: Dukeminster Estate, Church Street, Dunstable</p> <p>Erection of 172 dwellings, 300sqm of Class A1 retail and 513sqm of Class D1 accommodation (Reserved matters – outline permission SB/OUT/06/00884).</p> <p>Applicant: Lionsgate Properties Ltd</p>	15 - 38
8	<p>Planning Application No. CB/10/03096/RM</p> <p>Address: Warren Wood, Fordfield Road, Millbrook</p> <p>Reserved Matters: Development and use of land as a forest holiday village including 700 villas, 75 bedroom hotel, 12 bedroom spa accommodation, central buildings and facilities, staff accommodation, 1400 space car park, main access onto Fordfield Road, engineering operations and lakes, hard and soft landscaping and forest management works together with associated works and activities (pursuant to outline planning approval MB/08/00614/FULL dated 30 June 2008). Matters to be considered are appearance, landscaping, layout and scale.</p> <p>Applicant: Center Parcs (Operating Company Ltd)</p>	39 - 58
9	<p>Planning Application No. CB/10/01359/FULL</p> <p>Address : The Marston Vale Millennium Country Park, Station Road, Marston Mortaine, Bedford</p> <p>Erection of a 120.5 metre high wind turbine and ancillary infrastructure.</p> <p>Applicant : Marston Vale Trust</p>	59 - 98

- 10 **Planning Application No. CB/09/06296/OUT** 99 - 116
- Address :** Land Off Chapel Close, Clifton
- Outline: Residential development of up to 12 no. dwellings with all matters reserved except access.
- Applicant :** Alderwine Limited
- 11 **Planning Application No. CB/10/02493/OUT** 117 - 138
- Address :** Units 4,5,6,7,8,9,12,13,14 and 31 Humphreys Road, Dunstable
- Development of industrial and warehouse unit(s) (within B1c, B2 and B8 use classes) up to a maximum floor area of 45,057m² together with ancillary offices, service areas, car parking and landscaping.
- Applicant :** Woodside Unit Trust & Canmoor Developments Ltd.
- 12 **Planning Application No. CB/10/06722/FULL** 139 - 156
- Address :** Land on the South side of Rugby Club, Woburn Street, Ampthill
- Full: change of use from Agricultural Land to D2 Sport Pitches, Training Land with associated Groundworks.
- Applicant :** Ampthill & District RUFC
- 13 **Planning Application No. CB/10/03477/FULL** 157 - 170
- Address :** 2 High Street, Stotfold, Hitchin
- Full: Proposed detached dwelling to the rear garden of existing house.
- Applicant :** Mr McNeill
- 14 **Planning Application No. CB/10/02726/FULL** 171 - 180
- Address :** The Village Hall, High Street, Ridgmont, Bedford
- Applicant :** Trustees of the Ridgmont Charity

15 **Planning Application No. CB/10/03413/FULL** 181 - 190

Address : Cranfield University, University Way, Cranfield,
Bedford

Full: Erection of a multi use games area,
consisting of two five-a-side football pitches,
floodlighting and associated landscaping.

Applicant : Cranfield University

16 **Planning Application No. CB/10/03471/FULL** 191 - 198

Address : 10 Browns Way, Aspley Guise, Milton Keynes

Full: 2 storey rear extension. Enclosed front
entrance porch. Minor internal alterations.

Applicant : Mr & Mrs Brayson

17 **Planning Application No. CB/10/03547/FULL** 199 - 204

Address : 15 Walton Close, Shefford

Full: Single storey rear extension

Applicant : Mr M Liddiard

Schedule C - Any other Applications
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Item	Subject	Page Nos.
18	Planning Application No. CB/10/03622/FULL	205 - 210
	Address : 34 Chase Hill Road, Arlesey	
	Full: Single storey rear extension.	
	Applicant : Mr & Mrs Newlands	

19	Planning Application No. CB/10/02921/FULL	211 - 218
	Address : John Donne Lower School, High Street, Blunham, Bedford	
	Erection of new nursery building and extensions to existing school building including replacement windows	
	Applicant : John Donne Lower School	

20 **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 08 December 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.

21 **Agreement of Article 4 Direction for Wrest Park Estate, Silsoe**

219 - 226

To seek agreement to make an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 and as amended by the Town and Country Planning (General Permitted Development (Amendment) (England) Order 2010 removing permitted development rights under Schedule 2, Class B of Part 3 for the units within the Wrest Park Estate, Silsoe (identified on the attached plan). This would remove the permitted change (without requiring planning permission) from Use Class B1 (Business) to Use Class B8 (Storage and Distribution) in cases where it involves less than 235 square metres of floor space.