

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



please ask for Helen Bell
direct line 0300 300 4040
date 31 January 2013

NOTICE OF MEETING

DEVELOPMENT MANAGEMENT COMMITTEE

Date & Time

Wednesday, 13 February 2013 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), K C Matthews (Vice-Chairman), P N Aldis,
A R Bastable, R D Berry, M C Blair, D Bowater, A D Brown, Mrs C F Chapman MBE,
Mrs S Clark, I Dalgarno, Mrs R J Drinkwater, Mrs R B Gammons, D Jones,
Ms C Maudlin, T Nicols, I Shingler and J N Young

[Named Substitutes:

L Birt, P A Duckett, C C Gomm, Mrs D B Gurney, R W Johnstone, J Murray,
B J Spurr, N Warren and P Williams]

All other Members of the Council - on request

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

N.B. The running order of this agenda can change at the Chairman's discretion. Items may not, therefore, be considered in the order listed.

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 meetings of the Development Management Committee held on 12 December 2012 and 16 January 2013.

(previously circulated)

4. **Members' Interests**

To receive from Members any declarations of interest including membership of Parish/Town Council consulted upon during the application process and the way in which any Member has cast his/her vote.

REPORT

Item	Subject	Page Nos.
5	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 - 12
6	The consideration of an application to delete Maulden Footpath No. 28 under Section 53(3)(c)(iii) of the Wildlife and Countryside Act 1981 The report examines the evidence behind the application to delete Maulden Footpath No. 28 under the legislation contained within the Wildlife and Countryside Act 1981. Members are asked to come to a view on whether the application should be approved or refused.	* 13 - 76

- 7 **The consideration of an application to extinguish Maulden Footpath No. 28 under Section 118 of the Highways Act 1980** * 77 - 104

The report examines the application to extinguish Maulden Footpath No. 28 in light of evidence of recent use and the legislation contained within the Highways Act 1980. Members are asked to come to a view on whether the application should be approved or refused.

- 8 **The consideration of an application to seek a Magistrates' Court Order to stop up Maulden Footpath No. 28 under Section 116 of the Highways Act 1980** * 105 - 134

The report examines the application to seek the stopping up of Maulden Footpath No. 28 by Magistrates' Court order. Members are asked to come to a view on whether the application should be approved or refused in light of evidence of recent use, the legislation contained within the Highways Act 1980, and the Council's adopted policy on such applications.

Planning & Related Applications - to consider the planning applications contained in the following schedules:

- | Item | Subject | Page Nos. |
|-------------|---|------------------|
| 9 | Planning Application No. CB/12/02071/OUT | * 135 - 224 |

Address : Retail Park at Grovebury Road, Leighton Buzzard

Development of the site for retail warehousing development within Class A1 (retail) to comprise 5,575sqm with 2,090sqm mezzanine floorspace and 929sqm garden centre enclosure and a restaurant/café/public house of 372sqm within Class A1/A3/A4/A5 use.

Applicant : Claymore Group and CC Trading Ltd

- 10 **Planning Application No. CB/12/03290/OUT** * 225 - 262
- Address :** Unit 7, Grovebury Road, Leighton Buzzard
- Outline Planning Permission: Proposed non food retail park of up to 10,775sqm (116,000sqft). Gross retail floorspace, up to 600sqm (6,460sqft), storage up to 604sqm (6500sqft), pub/restaurant, up to 167sqm(1800sqft), drive thru restaurant, new vehicular access and associated highway works, associated car parking; hard and soft landscaping and associated infrastructure works.
- Applicant :** Barwood Developments Ltd & Invesvo P.I.T. Ltd
- 11 **Planning Application No. CB/12/03575/FULL** * 263 - 276
- Address :** 29 Steppingstones, Lancot Drive, Dunstable
- Demolition of existing care facility and construction of new building with associated works. Proposed ground floor 8No x studio bedrooms with ensuites and associated communal and staff facilities. First floor assisted living 4No x two bedroom flats and 2No x one bedroom flats.
- Applicant :** Macintyre Housing Association
- 12 **Planning Application No. CB/12/04310/FULL** * 277 - 286
- Address :** Brickhill Farm Park Homes, Halfmoon Lane, Pepperstock, Luton
- Retention of existing and creation of new mobile home plots to provide a total of 105 plots.
- Applicant :** Miss G McFarland
- 13 **Planning Application No. CB/13/00101/FULL** * 287 - 294
- Address :** 113 Camberton Road, Linslade, Leighton Buzzard
- Single storey front extension and demolition of existing side brick boundary wall. Erection of 1.8m fence to extend rear and side garden to enclose grassed amenity land. (Re-sub 12/3791).
- Applicant :** Mr & Mrs Silva

- 14 **Planning Application No. CB/12/03999/FULL** * 295 - 302
- Address :** 37 Moor Lane, Maulden, Bedford
- Retrospective approval for a garage extension to a dwelling.
- Applicant :** Mr Swan
- 15 **Planning Application No. CB/12/04248/FULL** * 303 - 316
- Address :** Oak Tree Farm, Potton Road, Biggleswade
- Change of use of site and buildings from Light industrial / retail / store / showroom / workshop / restaurant to school. External alterations including revised parking layout / landscaping / play areas and new fencing. Subdivision of land to separate existing house. New windows and doors.
- Applicant :** Ermine Education Trust
- 16 **Planning Application No. CB/12/04272/FULL** * 317 - 330
- Address :** 32 Astwick Road, Stotfold, Hitchin
- Erection of 3 dwellings
- Applicant :** Mr T Saunders
- 17 **Planning Application No. CB/12/04342/FULL** * 331 - 342
- Address :** Land to the Rear of 152 – 156, St Neots Road, Sandy
- Erection of 4No. semi-detached dwellings and formation of associated access.
- Applicant :** L&R Developments (Herts) Limited
- 18 **Planning Application No. CB/12/04140/FULL** * 343 - 348
- Address :** 16 Ickwell Green, Ickwell, Biggleswade
- Single storey rear extension to garage.
- Applicant :** Mr Turner

19 **Planning Application No. CB/12/04247/FULL** * 349 - 356

Address : 49 Common Road, Stotfold, Hitchin

Two storey side extension and single storey front extension.

Applicant : Mr Nergaard

20 **Planning Application No. CB/13/00088/OAC** * 357 - 382

Address : London Luton Airport, Airway Way, Luton

Other Authority Consultation: Proposed alterations to Airport Way / Airport Approach Road, infill extensions and alterations to terminal buildings, extensions to existing mid or long term car parks, new taxiway (Foxtrot), extensions to the existing taxiway (Alpha) and aircraft parking aprons (including 6 new strands) and a new multi-storey car park linked to terminal building.

Applicant : Luton Borough Council

21 **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 27 March 2013 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.