

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 2 July 2014

### PRESENT

Cllr K C Matthews (Chairman)  
Cllr A Shadbolt (Vice-Chairman)

Cllrs	P N Aldis	Cllrs	Mrs S Clark
	R D Berry		K M Collins
	M C Blair		T Nicols
	A D Brown		I Shingler
	Mrs C F Chapman MBE		J N Young

Apologies for Absence: Cllr Ms C Maudlin

Substitutes: Cllr L Birt (In place of Ms C Maudlin)

Members in Attendance: Cllrs A R Bastable  
P A Duckett  
J G Jamieson  
R W Johnstone  
B J Spurr,

Officers in Attendance:	Mrs M Clampitt	Committee Services Officer
	Mr J Clements	Planning Officer
	Mr A Davie	Head of Development Management
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Miss A Gammell	Senior Planning Officer
	Mrs L Newlands	Principal Planning Officer
	Ms J Self	Planning Officer

### DM/14/22. **Chairman's Announcements**

The Chairman reminded Councillors and members of the public to silence their mobile phones for the duration of the meeting.

The Chairman advised the Councillors and members of the public that the order of business would be as listed in the agenda.

Subject to declarable interests all Members of the Committee have the right to vote on all matters of business considered by the Committee.

Rule No. 13.5.5. of the Constitution states that Members do not vote or take part in the meeting's discussion on a proposal unless they have been present to hear the entire debate, including the officer's introduction to the matter.

The Chairman, under Part E3 paragraph 9.2 has a second or casting vote should there be equal numbers of votes for and against an item. This provision makes it quite clear that the Chairman is entitled to vote on any item of business. There is no restriction or limitation on how the second or casting vote should be exercised nor is there a requirement that the right be exercised at all.

DM/14/23. **Minutes**

**RESOLVED**

**that the Minutes of the meeting of the Development Management Committee held on the 2 June 2014 be confirmed and signed by the Chairman as a correct record.**

DM/14/24. **Members' Interests**

(a) **Personal Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr T Nicols	6	Received a challenge for a possible conflict of interest re Company involved with onshore wind turbines.. Clarification was provided which showed no conflict.	Present
Cllr C F Chapman MBE	9	Member of the Marson Vale Trust	Present
All members of the Committee	6	Correspondence was sent to all members	Present
Cllr N Young	9	Son lives in Marston Park	Present
Cllr M Blair	9	Knows members of Ampthill Cricket Club	Present

<b>(b) Personal and Prejudicial Interests:-</b>				
<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>		<b>Present or Absent during discussion</b>
Cllr Mrs S Clark	6	Resident of Wood End Road and Chaired the Action Group		Absent

<b>(c) Prior Local Council Consideration of Applications</b>				
<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>		<b>Vote Cast</b>
Cllr M Blair	10	Amphill Town Council		Not discussed
Cllr K C Matthews	8	Millbrook	Parish Council	Present
Cllr Mrs S Clark	8	Millbrook	Parish Council	Present

**DM/14/25. Planning Enforcement Cases Where Formal Action Has Been Taken**

**AGREED**

**that the monthly update of planning enforcement cases as identified in the report where formal action had been taken was received.**

**DM/14/26. Late Sheet**

In advance of consideration of the following Planning Applications the Committee received two Late Sheets advising it of additional consultation / publicity responses, comments and proposed additional / amended conditions. A copy of the Late Sheets are available 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/14/27. Planning Application No. CB/14/00925**

**RESOLVED**

**That Planning Application No. CB/14/00925 relating to Brogborough Landfill Site, Woburn Road, Lidlington be refused as set out in the Schedule appended to these Minutes.**

DM/14/28. **Planning Application No.CB/13/03477/OUT**

**RESOLVED**

**That Planning Application No. CB/13/03477/OUT relating to Lower Wood Farm, Sundon Road, Harlington, Dunstable LU5 6LN be approved as set out in the Schedule appended to these Minutes subject to the traffic calming measures being included in the Section 106 agreement.**

DM/14/29. **Planning Application No. CB/14/01691/ADV**

**RESOLVED**

**That Planning Application No. CB/14/01691/ADV relating to Roundabout on the A507 Woburn Road / Sandhill Close / Fordfield Road be approved as set out in the Schedule appended in these Minutes.**

DM/14/30. **Planning Application No: CB/14/01274/RM**

**RESOLVED**

**That Planning Application No. CB/14/01274/RM relating to Marston Park, Land off Bedford Road, Marston Moretaine, Bedford MK43 0YS be approved as set out in the Schedule appended to these Minutes.**

DM/14/31. **Planning Application No. CB/14/01817/FULL**

**RESOLVED**

**That Planning Application No. CB/14/01817/FULL relating to Redborne Upper School, Flitwick Road, Ampthill, Bedford MK45 2NU be approved as set out in the Schedule appended to these Minutes.**

DM/14/32. **Site Inspection Appointment(s)**

**NOTED**

**That under the provisions of the Members Planning Code of Good Practice all Members of the Committee and Substitutes are invited to undertake Site Inspections on Tuesday 29 July 2014.**

(Note: The meeting commenced at 10.00 a.m. and concluded at 12.20 p.m.)

Chairman .....

Dated .....

<b>Item No. 06</b>
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<b>APPLICATION NUMBER</b>	<b>CB/14/00925/FULL</b>
<b>LOCATION</b>	<b>Brogborough Landfill Site, Woburn Road, Lidlington</b>
<b>PROPOSAL</b>	<b>Six wind turbines with associated access roads, control buildings and transformers.</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Lisa Newlands</b>
<b>DATE REGISTERED</b>	<b>18 March 2014</b>
<b>EXPIRY DATE</b>	<b>08 July 2014</b>
<b>APPLICANT</b>	<b>FCC Environment Ltd</b>
<b>AGENT</b>	<b>Parsons Brinckerhoff</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Public Interest</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refused</b>

**Summary of recommendation:**

National and Adopted Local Planning Policies support the installation of renewable energy projects provided there is no unacceptable adverse impact. The Planning Practice Guidance makes it clear that the need for renewable energy does not automatically override environmental protections and the planning concerns of local communities. The proposed development is considered to have a detrimental impact on the landscape character of the area, residential amenity in terms of both noise and visual amenity, and visual amenity from recreational areas within the Vale. The harm would in this instance outweigh the benefits of harnessing wind power.

The application also fails to demonstrate the impact on the Minerals and Waste final restoration plan for the site and fails to consider the allocation of part of the site for waste management policies other than landfill and the impact the proposed development might have on this application.

Furthermore, the application fails to provide sufficient information in accordance with the National Planning Policy Framework regarding the significance of the affected heritage assets and does not provide a platform from which the harm to that significance can be assessed.

The proposal is therefore considered to be contrary to the National Planning Policy Framework, Policies CS15, CS16 and DM1 of the Core Strategy and Development Management Policies for Central Bedfordshire (North). Policy GE1 of the Bedfordshire & Luton Minerals and Waste Local Plan 2005 and Policy MWSP3 of the Minerals and Waste Local Plan: Strategic Sites and Policies Local Development Document (adopted January 2014). Furthermore, the proposal would be contrary to the advice given in the Central Bedfordshire Guidance Note 1: Wind Energy Development in

Central Bedfordshire which has been adopted as technical guidance for Development Management purposes.

### **Recommendation**

That Planning Permission be refused for the following reasons:

### **RECOMMENDED REASONS**

- 1 The proposed development by virtue of the topography of the site, siting, scale and design of the wind turbines would have a detrimental impact on the landscape character of the Marston Vale and the Greensand and Clay Ridges and as such would be contrary to the National Planning Policy Framework, Policies DM1 and CS16 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), Policies 46 and 58 of the *Development Strategy for Central Bedfordshire* (pre-submission version, January 2013) and Technical Guidance – Guidance Note 1: Wind Energy Development in Central Bedfordshire.
- 2 The proposed development by virtue of the siting, scale and design of the wind turbines would have a detrimental impact on the visual amenity of properties within Cranfield, in particular the Wood End Road area, harmful to the residential amenity of the occupiers of these properties; and the visual amenity from a number of recreational areas, such as Folly Wood and Reynolds Wood; and Public Rights of Way within the area, harmful to the visual amenity and recreational value of these areas. The proposal would therefore be contrary to the National Planning Policy Framework, Policies CS16, DM1 and DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), Policies 43, 46 and 58 of the *Development Strategy for Central Bedfordshire* (pre-submission version, January 2013) and Technical Guidance – Guidance Note 1: Wind Energy Development in Central Bedfordshire.
- 3 The proposed development would present a significant adverse noise impact on the area where predicted turbine noise is in great excess of existing background noise levels. In addition, whilst the development can meet ETSU-R-97 limits, the predicted turbine noise levels are within a very limited margin of the derived limits and therefore there is limited headroom and insufficient safety margin to address prediction errors and variability in levels above the average, thus resulting in the development being harmful to the residential amenities of local residents in terms of noise. The proposal would therefore be contrary to the National Planning Policy Framework, Policies DM1 and DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), Policies 43 and 46 of the *Development Strategy for Central Bedfordshire* (pre-submission version, January 2013) and Technical Guidance – Guidance Note 1: Wind Energy Development in Central Bedfordshire.

- 4 The proposal will have an impact on the historic environment and on a number of designated heritage assets of the highest significance. The Environmental Impact Assessment does not contain a description of the significance of the heritage assets and their settings that will be affected by the development. Therefore it is contrary to paragraph 128 of the National Planning Policy Framework, Policy CS15 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), Policy 45 of the *Development Strategy for Central Bedfordshire* (pre-submission version, January 2013). In addition, the failure to provide the information required in paragraph 128 of the NPPF and policy 45 of the *Development Strategy for Central Bedfordshire* (pre-submission version, January 2013) means that the proposal cannot be assessed in terms of paragraph of 132-134 of the NPPF which specifically deal with impact of development proposals on designated heritage assets.
- 5 Due to the lack of information required to adequately assess the degree of impact on and conflict with the existing approved restoration scheme for the landfill site (baseline scenario) and how the identified effects would be mitigated, both at the construction and operational phases of the proposed development, the application is judged to be contrary to Policy MWSP3 of the Minerals & Waste Local Plan: Strategic Sites and Policies LDD (January 2014) and saved Policy GE1 of the Bedfordshire & Luton Minerals & Waste Local Plan 2005.
- 6 No assessment has been made as to whether the proposed turbines on the eastern boundary of the landfill site would prejudice future development of the strategic waste management site allocation identified for waste recovery uses in Policy WSP2 of the Minerals & Waste Local Plan: Strategic Sites & Policies LDD (January 2014).

### Notes to Applicant

#### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. In the Council's view the proposal is unacceptable given its siting and scale in this location, and there are fundamental objections which cannot be overcome through dialogue. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has therefore complied with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation responses and comments as detailed in the Late Sheet:

- a. Ampthill and District Preservation Society objected to the impact on the rural character of this part of the Marston Vale;
- b. Ridgmont Parish Council objected to the development and the location and the visual and audible impact;
- c. Stewartby Parish Council objected to the impact development would have on the surrounding area of the Vale and felt more background information should be obtained on the 'buffering effect';
- d. Houghton Conquest Parish Council objected to the close proximity to approximately 1000 homes which will be within 1500m.
- e. 20 further letters of objection were received from residents raising issues which were already discussed in full within the report. No new issues were raised.]



<b>Item No. 7</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03477/OUT</b>
<b>LOCATION</b>	<b>Lower Wood Farm, Sundon Road, Harlington, Dunstable, LU5 6LN</b>
<b>PROPOSAL</b>	<b>Demolition of industrial buildings; redevelopment and estate road to provide thirteen dwellings and garages.</b>
<b>PARISH</b>	<b>Harlington</b>
<b>WARD</b>	<b>Toddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Costin &amp; Nicols</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>23 October 2013</b>
<b>EXPIRY DATE</b>	<b>22 January 2014</b>
<b>APPLICANT</b>	<b>A &amp; E Property Investments Ltd</b>
<b>AGENT</b>	<b>Wilbraham Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The Parish Council have objected to this major application. Their concerns cannot be overcome through negotiation or a suitably worded condition.</b>
<b>RECOMMENDED DECISION</b>	<b>Outline Application - Approval</b>

### Summary of Recommendation

The proposal is in accordance with chapters 6, 7, 9 & 11 of the NPPF and Core Strategy and Development Management Policies CS2, CS3, CS4, CS5, CS11, DM3 & DM10. The proposed demolition of an existing employment site and the proposed erection of thirteen dwellings would provide a high quality development that would not harm the openness or visual amenities of the Green Belt and would improve the appearance of the site with regard to the setting of the Chilterns AONB. The proposal would provide an improved pedestrian route to Harlington Village, five affordable units and there would be no undue harm to residential amenity or detrimental harm to the supply of B1, B2 & B8 uses locally.

### Recommendation

To authorise the Interim Assistant Director Planning to issue the grant of PERMISSION subject to planning conditions outlined in this report and the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure contributions towards infrastructure, affordable housing and improvements/part realignment of Harlington Footpath 4, the provision of Traffic Calming measures and a scheme to deal with sewage treatment..

**RECOMMENDED CONDITIONS / REASONS**

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Before development begins, the approval of the Local Planning Authority shall be obtained in respect of all the reserved matters, namely the**

- **appearance**
- **landscaping**
- **layout; and**
- **scale**

**Reason: To comply with Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.**

- 3 The dwellings located on or adjacent to the southern boundary shall be a maximum of 1 and a half storey. Elsewhere the dwellings shall be a maximum of 2 storey.

Reason: To ensure the openness and visual amenities of the Green Belt are protected.

- 4 For the avoidance of doubt, the paddock area indicated to the west of the site shall only be used for an agricultural use and for the provision of sewage treatment plant necessary for the dwellings hereby approved.

Reason: For the avoidance of doubt.

- 5 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.  
(Policy DM3)

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 961-HR-01 Revision B

Reason: To identify the approved plan/s and to avoid doubt.

- 7 Notwithstanding the detail shown the proposed estate road access onto Harlington Road shall be 5.5m wide and provided with 6m radius kerbs and be constructed to the specification of the highway authority and satisfaction of the Local Planning Authority before occupation of any subsequent reserved matters development.

Reason: To ensure the provision of an access appropriate to the development in the interests of highway safety.

- 8 No reserved matters development shall be occupied until visibility splays have been provided at the junction of the estate road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed estate road from its junction with the channel of the public highway and 43m measured from the centre line of the proposed estate road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic which is likely to use it.

- 9 No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

- 10 Prior to commencement of any subsequent reserved matters development details of the improvements to Footpath 4 shall be submitted to and approved by the Local Planning Authority and fully implemented prior to occupation of any development.

Reason: To ensure the provision of a suitable pedestrian link to the development in the interests of highway safety.

- 11 Prior to the commencement of any phase of development approved by this planning permission the developer shall submit to the Planning Authority, in both paper and electronic form where possible:
- a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.
  - b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils, gas and groundwater sampling.

- c) Where shown necessary by the Phase 2 investigation, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.
- d) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report to incorporate photographs, material transport tickets and sampling.

Any remediation scheme and any variations shall be agreed in writing by the Local Planning Authority prior to the commencement of works. This shall include response to any unexpected contamination discovered during works. Any remediation scheme, as agreed in writing shall be fully implemented before the development hereby permitted is first occupied.

Reason: To protect human health and the environment.

### **Notes to Applicant**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
3. The applicant is advised that it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

4. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the Highway Authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 0300 300 8049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation responses and comments as detailed in the Late Sheets:
  - a. 68 people attended an exhibition for the development on 11 June 2014. 21 responses were received raising no objections but asking questions about the scheme.
  - b. Harlington Parish Council provided additional comments concerning the accident black-spot on Sundon Road due to collisions on the dangerous blind bends.
  - c. The government press release, on 16 June 2014, "Government initiatives to help build more new homes on brownfield land".
  - d. Chiltern Conservation Board would not be commenting on the application as the site was not within the AONB.
  - e. Additional conditions 7, 8, 9 and 10 relate to Highway issues.
  - f. Additional condition 11 relates to Contamination.
  - g. A sewage treatment plant arrangements will be part of the Section 106 agreement.
  - h. There are 3 additional informatives listed above.]

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<b>Item No. 8</b>
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<b>APPLICATION NUMBER</b>	<b>CB/14/01691/ADV</b>
<b>LOCATION</b>	<b>Roundabout on the A507 Woburn Road /Sandhill Close/ Fordfield Road</b>
<b>PROPOSAL</b>	<b>4 Sign boards which are free standing, post mounted with text graphic details to front of signs and powder coated to the back</b>
<b>PARISH</b>	<b>Millbrook</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>02 May 2014</b>
<b>EXPIRY DATE</b>	<b>27 June 2014</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council</b>
<b>AGENT</b>	<b>Immediate Solutions</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>CBC is the applicant, and the Highways Authority And an objection has been received.</b>

**RECOMMENDED DECISION**                                  **Advertisement - Granted**

**Summery of recommendation:**

Approval is recommended for this application. The application is for four advertisement signs located on a roundabout. No objections have been received from the Highways Officer, and it is considered that there would be no significant harm to amenity, given the design and limited size of the signs. It is considered that the development would accord with local and national planning policies and is therefore acceptable.

**Recommendation**

That Advertisement Consent be granted subject to the following:

**RECOMMENDED CONDITIONS / REASONS**

- 1 This consent is limited to a period of five years from the date of this decision.  
  
Reason: To comply with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 2 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- 3 No advertisement shall be sited or displayed so as to-
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

- 4 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- 5 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- 6 Where any advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: Conditions 2-6: To comply with the provisions of Schedule 2 (Regulation 2 (1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 7 This consent relates only to the details shown on the submitted plans, numbers CBC/001, CBC/002, CBC/003, CBC/004.

Reason: To identify the approved plans and to avoid doubt.



<b>Item No. 09</b>
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<b>APPLICATION NUMBER</b>	<b>CB/14/01274/RM</b>
<b>LOCATION</b>	<b>Marston Park, Land off Bedford Road, Marston Moretaine, Bedford, MK43 0YS</b>
<b>PROPOSAL</b>	<b>Reserved Matters: Infrastructure Landscaping, western bunds, southern gateway, on street planting, cricket pitch. Following Outline Application MB/06/0593/OUT &amp; CB/11/1708/REN Mixed use development comprising of approx. 480 dwellings.</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>14 April 2014</b>
<b>EXPIRY DATE</b>	<b>14 July 2014</b>
<b>APPLICANT</b>	<b>Barratt Homes</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>This is a major planning application with an objection from the Parish Council.</b>
<b>RECOMMENDED DECISION</b>	<b>Reserved Matters - Approval</b>

**Summary of recommendation:**

It is considered that the development as proposed is in accordance with Local and National Planning Policy, and the Marston Park Design Code. It is considered that the development would result in a suitable level of landscaping across the site, to create an comprehensive development.

**Recommendation**

That Reserved Matters Consent be granted subject to the following conditions:

**RECOMMENDED CONDITIONS / REASONS**

- 1 Within 12 months of the approval of this Reserved Matters application, further details of the cricket square shall be submitted to the Local Planning Authority. This shall include a timetable for the warles to be undertaken. The development shall be carried out in accordance with the details approved in writing by the Local Planning Authority.

Reason: The details submitted within this application are insufficient to ensure a satisfactory community cricket pitch.

- 2 Within 12 months of the approval of this decision, plans shall be submitted to and approved in writing by the Local Planning Authority, which shows all proposed "leisure routes" as shown on plans Bir.3429\_15G to be 3 metres in width. The development shall be carried out in accordance with those approved plans, and maintained in perpetuity.

Reason: To ensure a suitable width to allow for inclusive leisure standards.

- 3 This approval relates only to the details shown on the submitted plans, numbers Bir.3429\_36A, Bir.3429\_11C, Bir.3429\_16D, Bir.3429\_15G, Bir.3429\_26C.

Reason: To identify the approved plan/s and to avoid doubt.

### **Notes to Applicant**

#### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. Condition 1 has been amended to ensure the cricket pitch meets the requirements of the Ampthill Cricket Club as above.]

<b>Item No. 10</b>
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<b>APPLICATION NUMBER</b>	<b>CB/14/01817/FULL</b>
<b>LOCATION</b>	<b>Redborne Upper School, Flitwick Road, Ampthill, Bedford, MK45 2NU</b>
<b>PROPOSAL</b>	<b>Erection of a new building to provide assembly hall, classrooms, staff offices, sanitary accommodation and external works.</b>
<b>PARISH</b>	<b>Ampthill</b>
<b>WARD</b>	<b>Ampthill</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Duckett, Blair &amp; Smith</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>16 May 2014</b>
<b>EXPIRY DATE</b>	<b>15 August 2014</b>
<b>APPLICANT</b>	<b>Redborne Upper School and Community College</b>
<b>AGENT</b>	<b>Stephen George &amp; Partners</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>This development is categorised as a major due to the amount of floor space, the site is within the Green Belt.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### Summery of Recommendation

The proposal is in conformity with Policies DM3, CS14, CS15 of the Development Management Policies of the Core Strategy Adopted 2009, or Policies 1, 4, 21, 38, 43 and 45 of the Central Bedfordshire Development Strategy (draft), as it does not have an adverse impact upon the character or appearance of the surrounding area and does not significantly harm the amenities of neighbours and there is no unacceptable impact upon the character and appearance of the street scene or general locality. The site is located within the South Bedfordshire Green Belt, however due to the Very Special Circumstances of Redborne Upper School creating a learning environment which is required for the proper functioning of the school, and there being no location outside the Green Belt, where this facility could be located on the site. It is also in accordance with The National Planning Policy Framework, and 'Design in Central Bedfordshire', Adopted 2010.

### Recommendation

To authorise the Interim Assistant Director Planning to issue the grant of PERMISSION, following the expiry of the press notice and nothing further to be reported, subject to planning conditions outlined as follows:

**RECOMMENDED CONDITIONS / REASONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the materials schedule as shown on plan number 11-212-001 P07, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the building and of the area generally.

- 3 The building shall not be occupied until details of replacement tree planting has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March).

Reason: To ensure a satisfactory standard of landscaping.

- 4 Prior to the occupation of the proposed extension and alterations an updated Travel Plan for the school site will be required to reflect the proposed redevelopment, anticipated increase in numbers of staff and pupils. This should include:

- An action plan to mitigate the increased traffic flow
- Targets to reduce car use and increase walking and cycling;
- A timetable to monitor, implement any measures identified and review the travel plan.

Reason: In the interest of pupil safety, to reduce congestion and to promote the use of sustainable modes of transport.

- 5 Prior to the occupation of phase 1 of the building, the hard standing area as shown on plan number 11-212-001-P02 shall be constructed in accordance with approved plans, this shall remain in perpetuity.

Reason: In the interest to getting emergency vehicles within a reasonable distance of the building.

- 6 All plant, machinery and equipment installed or operated in connection with this permission shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dB below the existing background level (or 10dB below if there is a tonal quality) when measured

or calculated according to BS4142:1997, at the boundary of any neighbouring residential dwelling.

Reason: In the interest of protecting residential amenity.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11-212-001-P01, 11-212-001-P10-rA, 11-212-001 P04, 11-212-001 P07, 11-212-001 P06, 11-212-001 SK07, 46888/1, 3953-504, 11-212-001-P02, 5078-51, 11-212-001 P05, 11-212-001 P03.

Reason: For the avoidance of doubt.

### Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

3. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials may be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect. Best practical means shall be applied to reduce the carriage of mud and dust onto the public highway.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

[Note:

1. It was noted that Sport England did not object to this development.]