

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 14 October 2015

PRESENT

Cllr K C Matthews (Chairman)
Cllr R D Berry (Vice-Chairman)

Cllrs M C Blair
K M Collins
S Dixon
F Firth

Cllrs E Ghent
C C Gomm
I Shingler
J N Young

Apologies for Absence: Cllrs Mrs S Clark
K Janes
T Nicols

Substitutes: Cllr D Bowater (In place of Mrs S Clark)

Members in Attendance: Cllrs P A Duckett
J G Jamieson
Mrs J G Lawrence
G Perham,

Officers in Attendance:

Miss H Bell	Committee Services Officer
Miss S Boyd	Senior Planning Officer
Mr A Bunu	Senior Planning Officer
Mrs M Clampitt	Committee Services Officer
Mr A Davies	Acting Planning Manager, Majors
Mr J Ellis	Planning Manager West
Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
Mr A Harrison	Principal Planning Officer
Mrs C Jagusz	Committee Services Administrator
Ms A Lack	Planning Officer
Mr D Lamb	Planning Manager East
Mrs D Lavender	Acting Senior Planning Officer
Mr A Maciejewski	Definitive Map Officer
Mr A McMurray	Team Leader - Development Management - Highways, Transport Strategy Countryside Services
Ms J Self	Senior Planning Officer

DM/15/77. **Chairman's Announcements**

Councillors and members of the public were advised by the Chairman that the order of business would be varied and considered as follows:

After 10.00am: 6, 7, 8, 9, 12 and 13
After 1.30pm: 16, 10, 14, 15 and 17

Following the lunch break, the afternoon session the order of business was as follows:

Items 12, 13, 16, 10, 14, 15 and 17

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

The Chairman reminded Councillors and members of the public that the meeting would be filmed and available for viewing on the Council's website.

The Chairman advised that a site inspection had been undertaken by most of the Committee in respect of all of the applications on 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 discussions 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 number 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.

The Chairman read the following two statements:

1. At the Council's Executive meeting on 6 October 2015, Members resolved to recommend to Full Council that the Development Strategy be withdrawn. The recommendation is expected to be considered by Full Council on 19 November 2015. Until the Executive decision is ratified by Full Council, and the Development Strategy is formally withdrawn, the weight afforded to the Development Strategy as a policy document should be adjusted accordingly in the determination of planning applications. In this respect, where relevant, Officers will highlight any implications of the Executive resolution which this Committee should be aware of in making their decision.

2. The Council is required to have a 5 year deliverable supply of land to meet the future housing needs of Central Bedfordshire.

If it does not, policies which are relevant to the supply of housing are considered out of date. In such cases the National Planning Policy presumption in favour of sustainable development is applied (para. 49 NPPF). We have recently lost two appeals where both Inspectors concluded that the Council did not have a five year supply of deliverable housing land. The appeals were allowed because the developments were shown to be sustainable with few adverse impacts.

The issue of 5 year housing land supply is a key material planning consideration based on fact and must be given significant weight in any Council decision.

For decision making this means that development shall be granted permission unless the adverse impact of doing so would significantly and demonstrably outweigh the benefits of the scheme.

DM/15/78. **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 16 September 2015 be confirmed and signed by the Chairman as a correct record.

DM/15/79. **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr I Shingler	8	Knows speaker	Present
Cllr M Blair	7	Knows speaker	Present
Cllr F Firth	14	Called in	Present
Cllr N Young	9	Executive Member for Regeneration	Present
Cllr K Matthews	13	Knows speaker	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr S Dixon	12	Deputy Executive Member for Assets	Absent

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

There were none made.

DM/15/80. Planning Enforcement Cases Where Formal Action Has Been Taken

AGREED

that the monthly update of planning enforcement cases where action has been taken, as identified in the report of the Director of Regeneration and Business, be received.

DM/15/81. 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 attached 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/15/82. Planning Application No. CB/15/01362/OUT

RESOLVED

that Planning Application No. CB/14/05007/OUT relating to Land off Chapel End Road, Houghton Conquest be granted, subject to the completion of a S106 Planning Obligation in consultation with the Chairman, Vice-Chairman, Ward member and Executive Member for Regeneration and as set out in the Schedule appended to these minutes.

DM/15/83. Planning Application No. CB/15/02273/FULL

RESOLVED

that Planning Application No. CB/15/02273/FULL relating to The Long Bar, Limbersey Lane, Maulden be refused as set out in the Schedule appended to these minutes.

DM/15/84. Planning Application No. CB/15/02539/FULL

RESOLVED

that Planning Application No. CB/15/02539/FULL relating to Mentmore, 4 Greenfield Road, Pulloxhill, Bedford be delegated to the Development Infrastructure Group Manager to refuse for the reasons set out in the Schedule appended to these Minutes.

DM/15/85. **Planning Application No. CB/15/01970/FULL**

RESOLVED

that Planning Application No. CB/15/01970/FULL relating to Land at Shuttleworth Court, Biggleswade be approved as set out in the Schedule appended to these Minutes.

THE COMMITTEE ADJOURNED AT 1.05PM AND RECONVENED AT 1.30PM

DM/15/86. **Planning Application No. CB/15/03100/FULL**

RESOLVED

that Planning Application No. CB/15/03100/FULL relating to 67 and land rear of St Johns Street, Biggleswade be approved as set out in the Schedule appended to these Minutes.

DM/15/87. **Planning Application No. CB/15/03255/FULL**

RESOLVED

that Planning Application CB/15/03255/FULL relating to The Ingle, 12 Northhill Road, Ickwell, Biggleswade be approved as set out in the Schedule appended to these Minutes.

DM/15/88. **Planning Application No. CB/15/03143/OUT**

RESOLVED

that Planning Application No. CB/15/03143/OUT relating to Brook Side, Watling Street, Hockliffe, Leighton Buzzard be delegated to the Development Infrastructure Group Manager to approve subject to the completion of a S106 agreement in consultation with the Chairman, Vice-Chairman, Ward members and Executive Member for Regeneration and conditions as set out in the Schedule appended to these Minutes.

DM/15/89. **Planning Application No. CB/15/02991/FULL**

RESOLVED

that Planning Application No. CB/15/02991/FULL relating to Land adjacent to 11 Albert Place and rear of 37 to 49 High Street, Albert Place, Houghton Conquest be granted as set out in the Schedule appended to these Minutes.

DM/15/90. Planning Application No. CB15/03320/FULL

RESOLVED

that Planning Application No. CB/15/03320/FULL relating to 238 Grasmere Way, Linslade, Leighton Buzzard be delegated to the Development Infrastructure Group Manager to approve as set out in Schedule appended to these Minutes, following the conclusion of the consultation period.

PRIOR TO CONSIDERATION OF ITEM 15, CLLR N YOUNG LEFT THE COUNCIL CHAMBER

DM/15/91. Planning Application No. CB/15/03001/ADV

RESOLVED

that Planning Application No. CB/15/03001/ADV relating to Roundabout at the junction of B489, B4506 and Harling Road, Dagnall Road, Whipsnade be approved as set out in the Schedule appended to these Minutes.

DM/15/92. The Diversion of Eversholt Footpaths Nos.10,11 and 31.

The Committee considered a report which proposed that parts of Eversholt Footpath Nos. 10, 11 and 31 be diverted to more direct or unobstructed routes that are already set out or used by the public.

The application was made, in July 2009, to divert part of Footpath No. 31 out of the gardens of Rush Hill and Helford House and onto the adjoining private driveway and path that have historically been used by the public to access the remainder of the footpath.

Parts of Footpaths Nos 10 and 31 have been obstructed by the gardens since the building of the houses in 1913. Following a remapping during the mid-1970s and re-plotted in a different orientation on the 1978 4th edition of the 1:2,500 map. The revised orientation was brought to the County Council's attention when the map was digitised.

Parts of Footpaths Nos. 10 and 11 follow the erratic historic lines of the old field boundaries which were marked out in the early/middle part of the 20th Century. Currently the footpaths are reinstated using straight lines between Rush Hill and a telegraph pole as arbitrary markers. Consequently, walkers do not use the legal lines of these two footpaths for the majority of their lengths.

The owners of the houses stated that they were prepared to help with the works required to realign the footpaths. It was noted that the Eversholt Estate would prefer the footpaths to remain as currently laid out.

The Committee agreed with the proposals and asked that the diversion order be made.

RESOLVED

that the making of a public path diversion order under Section 119 of the Highways Act 1980 to divert parts of Eversholt Footpaths Nos. 10, 11 and 31 from points A-B-C-D, B-E and C-F respectively on the plan at Appendix A to points A-X-Y-D, X-E and Y-Z-F respectively be approved.

DM/15/93. **Site Inspection Appointment(s)**

RESOLVED

that all members of the Committee be invited to conduct site inspections on Monday 9 November 2015.

DM/15/94. **Planning Application No. CB/15/02438/FULL**

Further to the despatch of the Development Management Committee agenda, Wednesday 14 October 015, the Case Officer for Application No. CB/15/02438/FULL relating to The Limes, 85 High Street, Henlow SG16 6AB has advised that the Call-in from the Ward Representative had been withdrawn and was therefore not determined by Committee.

(Note: The meeting commenced at 10.00 a.m. and concluded at 3.20 p.m.)

Chairman

Dated

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



**TO EACH MEMBER OF THE
DEVELOPMENT MANAGEMENT COMMITTEE**

13 October 2015

Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - Wednesday 14 October 2015

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the Late Sheet.

- (i) Late Sheet

Should you have any queries regarding the above please contact Democratic Services on Tel: 0300 300 4040.

Yours sincerely

Helen Bell,
Committee Services Officer
email: helen.bell@centralbedfordshire.gov.uk

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LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 14 OCTOBER 2015

Item 6 (Pages 15 - 50) – CB/15/01362/OUT – Land off Chapel End Road, Houghton Conquest

Additional Consultation/Publicity Responses

Cllr Angela Barker

My residents are very concerned as you will have heard before this application is out of the settlement envelope. Not on a forward plan like Wixams and Wixam Park for future development in the parish. It is not my residents fault that some of the permissions granted at Wixams have not delivered the housing on time. The impact of 4,500 houses coming into the area already has not been fully assessed and this will be significant to the large rural village of Houghton conquest. The infrastructure is very fragile and even if the utilities say things will cope I have my doubts. The highways issues are always difficult coming in and out of the proposed development like the one here as there is only one road in and out. There are no interlinks by paths to the Broadway estate which is very disappointing. The proposed land for childcare is not good use as the contributions to the pre five year age group has not been given to the provision that the school use today. There is no need for another childcare provision also the traffic movements for a site like this have not been factored into the development. The campaign group and the parish council will also have their views saying the same as me that this site is not sustainable. Please reject this application and let an inspection make a decision Houghton conquest is a large rural village.

Houghton Conquest Parish Council

S106: The proposed S106 agreement is inadequate in areas, & is therefore not fit for purpose. There is no Early Years provision, despite the Education Officer stating this is required. It is difficult to understand how the developer can draw the conclusion no early years provision is necessary for such a large development. The Leisure provision is also considered inadequate by your own Officers. We would urge you to ensure the S106 inadequacies are robustly addressed before considering approving such a large scale development.

Timescales: This application was discussed at the September DMC Meeting, at which time it was decided to defer the decision pending some queries over access. It was stated that this would not be a problem as (quote) "it is likely to be at least 2 cycles" before it is back on the agenda.

We received a consultation letter with the revised plans dated 18/9/15 & duly started to consider them & consult our residents. However, we were highly alarmed to receive a letter dated 30/9/15 telling us that the application would be on the agenda of the October meeting - which is next week!

We urge you defer the matter until the November DMC Meeting for the following reasons:

a) This was what clearly stated at the end of the discussion at the September DMC meeting, so we & our residents have been working towards being ready for November.

b) Angela Barker is away in October, & we have no other ward Councillor. Angela has been heavily involved in supporting the community in this matter, & we feel without her representation at the DMC meeting we will be severely disadvantaged.

c) This is the biggest development seen in this village for over 30 years, & is a highly controversial local issue in view of its location outside the village settlement area & the issues surrounding the Local Plan. Please can we be given a more reasonable period of consultation, so that we can engage properly with our residents, & demonstrate to them that local democracy is fair.

NHS

As you state the nearest health care facility to this development are the two surgeries at Ampthill Health Centre and Houghton Close Surgery, all based in Ampthill.

As these three practices are the nearest to the development it should be noted, their capacity to continue to take on additional patients, within the remit of their current premises:

- Greensand Surgery is deemed as being constrained at 39.3 patients per m².
- Oliver Street Surgery is deemed as being constrained at 20.52 patients per m².

The above two surgeries are in excess of the 20 patients per m² over the NHS England accepted capacity.

- Houghton Close Surgery currently sits at 15.96 patients per m².

Although, not currently constrained a further 300 patients to their list would increase their constraint to 16.41m².

‘Constrained’ means a practice working to over-capacity for the size of their premises and the clinical space available to provide the required services to their patients. Practice in this situation would usually need to be re-configured, extended or in exceptional circumstances even relocated to absorb a significant number of new registrations.

Therefore, for the proposed additional patients (300 patients = 2.4 x 125 dwellings), NHS England would expect that these patients would have an impact on the capacity for these Surgeries and would be grateful for a GMS health contribution of £621 per dwelling for the use of Primary Care.

Houghton Conquest Lower School

The Full Governing Body of Houghton Conquest Lower School would like the Forest School/ Nursery site offer by the developer rescinded and the £101,735.40 contribution for EY provision reinstated. Whilst we understand neither this nor the £288,050 for the Lower School can be ring-fenced for Houghton Conquest at least that would give us something that we can ask the Local Authority for in future as the school capacity becomes unsustainable.

We would like the £101,735.40 original request reinstated because the counter offer of a site for a future Forest School/ private Nursery provision has no real value. To be clear; the developer is simply offering to retain a piece of land that they will then sell as a development site to a 3rd party organisation to build a school or nursery on. They will not be handing over the land nor will they be building. A similar situation has occurred at other developments within the Local Authority and 18 months on there is still no commercial or otherwise development taking place on the land. It would suggest that this is not defensible. The Full Governing Body thinks that the chances of anything actually ever being built and opened by a third party are extremely remote; the economics are extremely weak. However, the School has developed a pre-school in the last 7 years that is rated Outstanding by Ofsted and will be unable to sustain the numbers in the near future and has a project in draft to expand by separating the 2 year olds in one building and the 3 & 4 year olds in another. The development would allow this plan to be more viable with an increased number of families moving into the area. The minimum cost of such a venture would be £250,000. The local authority would need to ask the developer to reconsider their contribution.

4 neighbouring objections received raising the following issues:

- Site was submitted and rejected under the Core Strategy Review.
- Development is unsustainable outside of the settlement envelope, on greenbelt land, and is against the Council's policy guidance.
- Visibility splays cannot be achieved from the proposed parking area due to it being national speed limit at this junction and the rise in road to a brow of a hill to the east.
- Proposed parking location is not safe and will not be owned by the cottages. It will likely lead to double yellow lines outside of the cottages. The parking area could be full meaning the on street parking would still occur. There is no guarantee that this would be provided. The proposed spaces would attract dog walkers from the other end of the village
- Housing not required due to the forthcoming Wixams development.
- Increased traffic will be too much for the roads. The volume of traffic would be too great and the junctions at the edge of the village are already dangerous. The village is used as a rat run.
- Questionable whether or not the water supply is adequate.
- No accommodation is made for increased sewage disposal and surface water.
- Public transport facilities are poor.
- The lower school cannot accommodate the growth.
- Site access opposite the traveller site would be dangerous. The application plans show the access in different locations
- The previous Committee meeting agreed that the application would be deferred for a period of at least two months.
- It is questionable whether the benefits listed in the report should be considered as such. The bus service, upper and middle schools, healthcare and proximity to Wixams should not be regarded as a benefit.
- The development will result in significant and demonstrable harm, namely to the character of the village and its heritage. There are minimal jobs locally and the additional traffic will cause additional pollution and strain on the already unsuitable roads.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 7 (Pages 51 - 70) – CB/15/02273/FULL – The Long Barn, Limbersey Lane, Maulden, Bedford, MK45 2EA

Additional Consultation/Publicity Responses

Comments from Cllr Angela Barker

My residents in Haynes West End are concerned about the visual impact this application will have if approved. We believe it will cause a highway issue as it will be a talking point and people will want to see it from the road as something unusual. I believe this application will cause more harm to the countryside than benefit the area.

Cranfield Airport

Raise no objection subject to the fulfilment of two conditions (should approval be granted) which relate to any future changes or additions

Additional Comments

None

Additional/Amended Conditions/Reasons

An amended plan (15.20.02B) has been received, resulting in the building moving slightly (0.5m) further away from the boundary with Thatchers. The distance to the boundary would now at its closest point be 0.7m from the boundary, enabling easier maintenance of the south elevation.

Item 8 (Pages 71-84) – CB/15/02539/FULL – Mentmore, 4 Greenfield Road, Pulloxhill, Bedford, MK45 5EZ

Additional Consultation/Publicity Responses

3 neighbouring objections which are below:

The Birches, Greenfield Road,

Thank you for notifying us of an amendment for a revised application where the roof height is dropped 0.5M. I would like to object on the following grounds. I have tried to keep my points to areas that are listed as valid objection areas within your website and hopefully not gone over areas already covered in my initial objection, although I still feel all the original points are still valid.

Amenity: impact on neighbours – overlooking, overbearing impact.

I don't believe the limited reduction in height will make any difference to all the issues with this site I previously highlighted. The building will still have a detrimental effect on the conservation area as will be very visible from the high street. It will overlook the garden of 5 High Street and will look into the private bedroom windows on 5 High Street, a listed building of significance.

As you are aware I have been granted permission on ref: CB/15/01685/FULL to extend my property 6 metres to the side of the current building towards Mentmore and in the rear side closest to Mentmore, I have permission for French doors and a window in the first floor bedroom and this new back land development will look almost straight into the new bedroom, which will be overlooking and as it will destroy all privacy it will have an overbearing impact

75 Church Road

The pre-application advice and current application do not take into account the listed properties which immediately adjoin the plot. Neither do they take into account the impact on the conservation area which again borders the development site. The proposed dormer windows would have a significant impact on the character of the village as they would be visible from the conservation area and would have a significant impact on the setting of the listed buildings. The site of the development is inappropriate and would significantly change the character of the village.

The Old Smithy

Transforming a relatively small non-domestic out building into a dwelling place at the very edge of the conservation area will have a significant impact on an important landscape central to the village. It will be visible from a number of angles and, I believe, have a negative impact on the character of the area which is highly valued.

It will have a negative impact on neighbouring listed buildings. Because of the openness of the cottage garden next to the proposed development it will be very visible and risk dominating the landscape. There is no assessment in the application of this impact.

Similarly the addition of a dormer window in the main property will have a significant impact on the neighbouring properties which are in very close proximity due to the nature of the old buildings in this part of the village.

I am also very concerned about the potential significant increase in the number of vehicles with two properties, particularly so close to a right angle blind bend.

These are the reasons why I object to this application.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 9 (Pages 85-102) – CB/15/01970/FULL – Land at Shuttleworth Court, Biggleswade, SG18 0QG

Additional Consultation/Publicity Responses

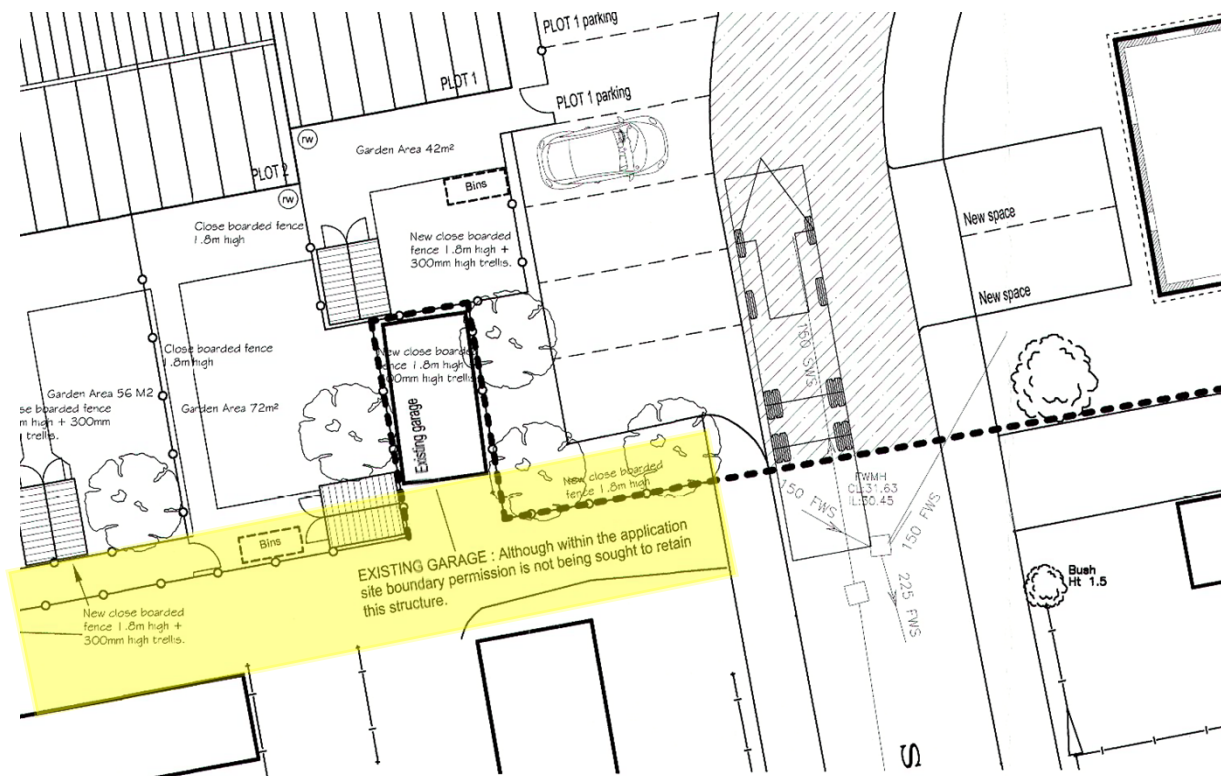
An additional representation has been received from the owner/occupier of No.21 Lawrence Road who has requested this be circulated to Members in advance of committee. The representation is as follows:

Objection

The southern boundary of the proposed development on the Site Plan (12450/01 Revision J), shown below, encroaches on the right of way of the dwelling on Lawrence Road.

Site Plan (12450/01 Revision J) – Close up of area of objection

Highlighted in yellow is the right of way for dwelling on Lawrence Road



The right of way is a shingle “cartway” used by the dwellings to access their rear driveways. If the proposed application is approved without amendment or condition then the result will be that the properties in Lawrence road will no longer have sufficient space for accessing their properties (driveways) or adequacy of turning resulting in a loss of parking. I.e. **reduced amenity** for the existing owner/occupiers on Lawrence Road.

Parking has already been noted in the application and the Agenda Report Pack as being an issue for Shuttleworth Court/Lawrence Road the removal of rear driveway access through approval of the plans, as is, will only acerbate this.

It is noted in the Agenda Report Pack that “The development does not impinge upon the informal access to the outbuildings and garage to the rear of Lawrence Road

which backs onto the application site” (Point 8.3). This does not mention the driveways.

Proposed Resolution

It is requested that the planning committee requires as a condition of approval that the proposed development does not extend further south than the southern elevation of the existing concrete garage to ensure adequate access to the rear driveways on Lawrence Road

Supporting Evidence enclosed below:

- Appendix 1: Photos of Southern Boundary of proposed application
- Appendix 2: Photos of Southern Boundary of proposed application
- Appendix 3: Photo of Right of Way
- Appendix 4: Photo of Right of Way
- Appendix 5: Topographic Survey
- Appendix 6: Copy of Title Deeds for 21 Lawrence Road showing right of way to rear of properties

**1. Photo of Right of Way from Shuttleworth Court to Rear of Lawrence Road.
Photo taken looking West.**



2. Photo of Right of Way from Shuttleworth Court to Rear of Lawrence Road. Photo taken looking South.



3. Photo taken from right of way facing East

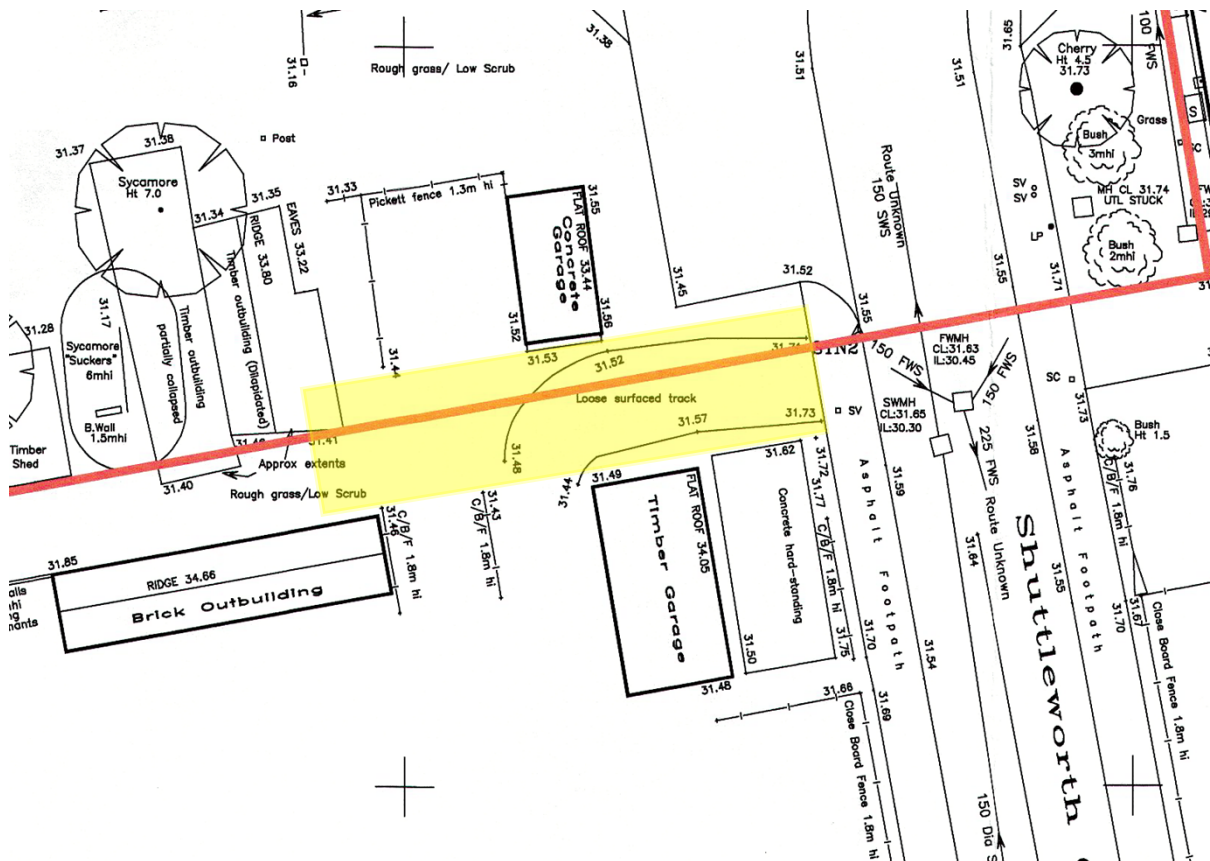


Photo taken from right of way at rear of Lawrence Road facing East. Concrete Garage shown to Left of Photo mentioned in Planning application. Planning application shown in plans proposes to encroach onto this right of way.

4. Photo taken showing right of way from Shuttleworth Court facing West

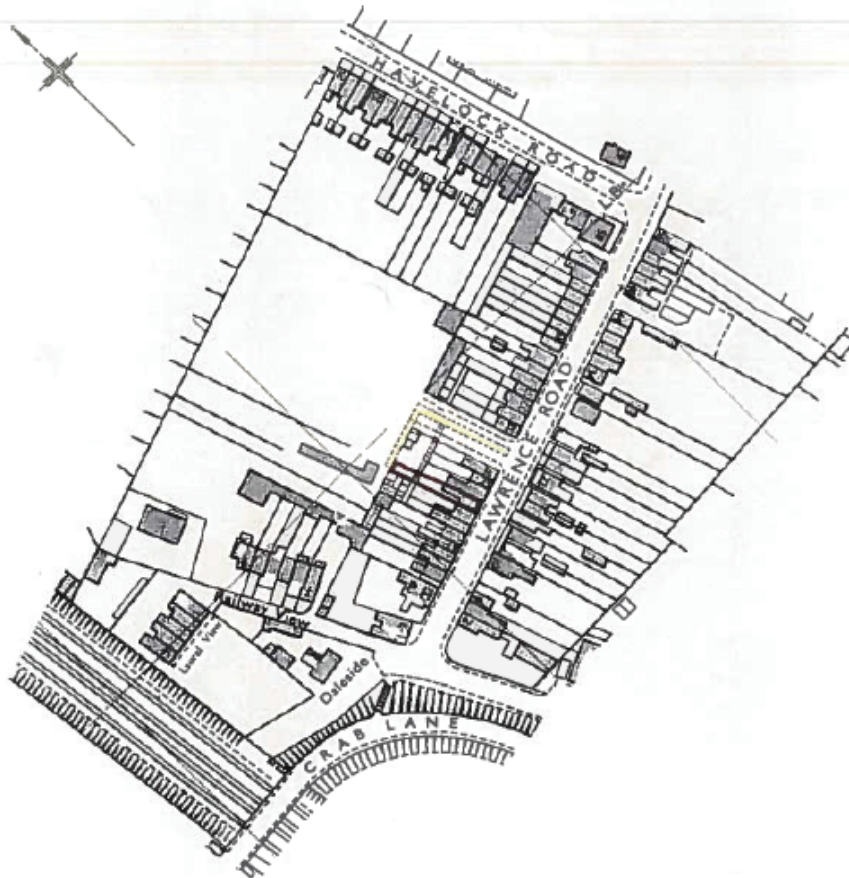


5. This is an enlarged area of the Topographic Survey Submitted with the application. This again shows that the planned site extends into the right of way of Lawrence Road properties. Right of way highlighted in yellow again for ease.



6. Title Deeds with right of way shown in yellow.

H.M. LAND REGISTRY		TITLE NUMBER BD 119466	
ORDNANCE SURVEY PLAN REFERENCE	TL 1944	SECTION M	Scale 1/1250 Enlarged from 1/2500
COUNTY BEDFORDSHIRE	DISTRICT MID BEDFORDSHIRE		© Crown copyright 1980



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Letter Ends.

Additional Comments

No further comments to add.

Additional/Amended Conditions/Reasons

None.

Item 10 (Pages 103-114) – CB/15/02991/FULL – Land adjacent to 11 Albert Place and rear of 37 to 49 High Street, Albert Place, Houghton Conquest

Additional Consultation/Publicity Responses

Comments from Cllr Angela Barker

I am on annual leave for the site visit and committee date so below are my concerns

The site does need attention but I feel the impact to the residents of a dwelling and garage must be taken into account here. The area has historically been a garden with a wall. The wall has got damaged and it not very sound. I am very concerned how the access in and out will happen as cars and vans are parked on the private road at points to respect everyone as the vehicles to the properties on the street can just about pass. The bins for the waste collection on a Monday are positioned by the side of the shop and can stay there as some cannot be put next to the dwellings they belong too. The bin lorry stops at the end of the street.

I know construction vehicles are not a planning matter but there is no easy place to park skips, delivery vehicles and builders vehicles where they are safe and out of other people's way.

I believe granting permission hear will cause distress to residents and the site is overdeveloped.

Additional Comments

Parish Council comments on Revised Plan

It was resolved to make no objections to this application. However a request would be made for robust conditions to be places to control parking of trade vehicles and deliveries, and the times construction and deliveries can take place during construction phase to minimise the impact on residents whilst work is being carried out.

Officer comment on the above response:

The Parish concerns relating the construction phase are noted however to include a condition restricting the time of construction deliveries would be unreasonable as such times are not within the control of the applicant. It would also be very difficult to enforce this type of condition.

Similarly a condition regarding the times construction can take place is also unreasonable and dealt with by separate legislation. Generally normal construction working hours are 8am to 6pm on weekdays and are covered by the Control of

Pollution Act 1974. Any breach of this guidance would be investigated by Public Protection.

Additional/Amended Conditions/Reasons

None

Item 11 (Pages 115-136) – CB/15/02438/FULL – The Limes, 85 High Street, Henlow, SG16 6AB

Call in withdrawn and will not be determined at committee

Item 12 (Pages 137-150) – CB/15/03100/FULL – 67 and land rear of St Johns Street, Biggleswade, SG18 0BT

Additional Consultation/Publicity Responses

None

Additional Comments

Report should refer to Northill Parish Council.

Community Relations Team Freephone: 0800 073 1047 c/o 34 Smith Square E: nationalgrid@jbp.co.uk London SW1P 3HL

National Grid Property Holdings plc Registered Office: 1-3 Strand, London WC2N 5EH Registered in England and Wales, No 3797578

6 October 2015

Dear Mr McGregor

Former gas works, St John's Street, Biggleswade (application reference CB/15/03100/FULL)

Following the Town Council's decision to issue a holding objection to this application, I felt it would be helpful to provide some further information, which I hope will address members' concerns. We have also written directly to Central Bedfordshire planning officers.

This work is part of a national programme to clean up former gasworks sites across the country. Members rightly note that the site is likely to contain contaminants; it is precisely for this reason that we wish to undertake remediation. The proposed remediation will create a marked improvement to the site's current environmental condition, removing contaminants arising from its previous use as a gasworks.

This application is just for the remediation of the site. It will leave the site in an improved but undeveloped condition, as the long term future of the former gasworks has not yet been decided. Should any potential development of the site be considered in the future, this would be subject to a fresh planning application and further consultation with the local community and key stakeholders.

We want to be a good neighbour, and will endeavour to keep any disruption caused by the work to a minimum. Any planning consent will be subject to a range of conditions from both the Council and Environment Agency, designed to protect local residents and the environment. Working hours will also be limited by agreement with Central Bedfordshire

Council. We have set out how noise and vibration will be monitored and mitigated within a management plan which has been submitted as part of the planning application. We have drawn up our proposed plans and carried out all our assessments (including noise and vibration) based on the most recent Ordnance Survey mapping available, although we accept that these may not always be 100% up to date. The attached drawing does suggest some extensions to buildings, and these have been included within our assessments.

Finally, members raised some issues regarding ecology on the site. The Phase 1 Habitat Survey submitted alongside the planning application confirms that the proposal will not result in any substantial ecological impact, and that the proposed mitigation is acceptable. In particular we will retain all boundary trees which, as noted in the survey, provide potential habitat for bats. The site has also been inspected for evidence of badgers and will be re-inspected by an experienced ecologist prior to any works being carried out; in order to determine whether there are any active setts. If badgers are present within the site, a licence will be required from Natural England if it is necessary to remove/close any setts. We have a proven track record of remediating similar sites elsewhere in the UK, and the various documents submitted with the planning application demonstrate how we would successfully do so in Biggleswade. I appreciate that not all of these documents may have been made available to Town Council members, but we would be very happy to discuss these with you if any further information is required. The application will significantly improve the condition of the site and I hope this information gives members the comfort to withdraw the holding objection. If my team can be of any further assistance please do not hesitate to contact us.

The site has also been inspected for evidence of badgers and will be re-inspected by an experienced ecologist prior to any works being carried out; in order to determine whether there are any active setts. If badgers are present within the site, a licence will be required from Natural England if it is necessary to remove/close any setts.

We have a proven track record of remediating similar sites elsewhere in the UK, and the various documents submitted with the planning application demonstrate how we would successfully do so in Biggleswade. I appreciate that not all of these documents may have been made available to Town Council members, but we would be very happy to discuss these with you if any further information is required. The application will significantly improve the condition of the site and I hope this information gives members the comfort to withdraw the holding objection. If my team can be of any further assistance please do not hesitate to contact us.

Yours sincerely

Katherine Scargill

**Land Regeneration Manager
National Grid**

Item 13 (Pages 151-158) – CB/15/03255/FULL– The Ingle, 12 Northhill Road, Ickwell, Biggleswade, SG18 9ED

Additional Consultation Responses

Environment Agency – No objection subject to conditions (see below).

Additional Comments

National Grid have confirmed that it is anticipated the work would be completed before Christmas 2015.

A copy of the response from National Grid to the comments of the Town Council is attached.

Additional Conditions/Reasons

- A verification report demonstrating completion of works set out in the remediation strategy and the long term monitoring and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority, within 6 months of completion of the approved works.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice.

- If, during remediation, contamination not previously identified is found to be present at the site then the developer must submit a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained

written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice.

Item 14 (Pages 159-168) – CB/15/03320/FULL – 238 Grasmere Way, Linslade

Additional Consultation/Publicity Responses

1. Linslade Residents (23/09/15) – Objects due to the following reasons(in summary):
 - Recent appeal discussion was dismissed for full enclosure and should be considered
 - Enforcement matter
 - Partial enclosure still has visual impact on openness
 - Compromise unacceptable

2. Leighton Linslade Town Council (02/10/15) - Discussion took place regarding planning application reference CB/15/03320 (238 Grasmere Way). Whilst the Committee acknowledged that the proposed development was an improvement on the previous application it was maintained that amenity land had been so designated for a specific purpose and should therefore remain.

RESOLVED to recommend to Central Bedfordshire Council that an objection be made to application reference CB/15/03320 (238 GRASMERE WAY) on the grounds that land designated as amenity land should remain so in order to preserve an open aspect and green spaces within housing developments.

3. Neighbours: 175, 222 & 226 Grasmere Way (10/10/15) – Objects to the application for the following reasons (in summary):
 - Enclosure of amenity land
 - Adverse visual impact
 - Detrimental to open plan characteristic of the estate
 - Precedent
 - Highway visibility concerns

Additional Comments

None

Additional/Amended Conditions/Reasons

The agent on behalf of the applicant has requested the omission of condition 3 which states that: “Within six months of the date of this decision, the existing vehicular access within the frontage of the land to be developed, shall be closed in a manner to the Local Planning Authority’s written approval. The closure shall be completed in

accordance with the approved scheme before the use hereby permitted is commenced and be thereafter retained. Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway. (Policies BE8 SBLPR and 43 DSCB)”.

This request is made on the basis that the cost implications of reinstatement of the kerb would be unreasonable given that fact the proposed location of the fence and the landscape buffer to be approved by this proposal would prevent the use of the garage/driveway. Any reinstatement of this area would require a further permission for a change of use and therefore unreasonable and unnecessary to impose.

Condition 4 would be renumbered appropriately for any approved decision.

Item 15 (Pages 169-176) – CB/15/03001/ADV – Roundabout at the junction of B489 B4506 and Harling Road, Dagnall Road, Whipsnade

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 16 (Pages 177-200) – CB/15/03143/OUT – Brook Side, Watling Street, Hockliffe, Leighton Buzzard, LU7 9NF

Additional Consultation/Publicity Responses

Hockliffe Parish Council

As per the previous application wish to object as follows:

- There are concerns regarding the safety of turning off and onto the A5 (there is a bus stop located at the proposed entrance)
- Fears that development will allow infill behind existing housing towards Leighton Road
- Two previous applications for the construction of 2 dwellings have been denied
- The revised plans submitted are still incorrectly drawn
- Loss of Green Belt - there are no exceptional circumstances prevailing

Internal Drainage Board

The Board acknowledges that there has been a reduction in the impermeable area of the site. However, if the applicant intends to discharge storm water using a newly constructed outfall structure, the Board's consent will be required and the application may be subject to a general development contribution.

The Board will also require further details of the piped culvert underneath the proposed access road. The Flood Risk Assessment identified that overland flows are drained into Clipstone Brook. However, the quantity of overland flows generated remains unclear.

South View (Additional comments)

Not an objection to housing development but to a threat by the applicant that if neighbours object, the land would be sold off for industrial purposes. This would not be surprising since the premises have been cause for concern in the past with heavy engineering operations going on.

The land on which the new access is proposed was the subject of an application for houses previously which was opposed by the Highways Agency who denied access onto the A5.

Whilst the application is for 5 dwellings, with the possibility of 15+ vehicles, any formal application is likely to be for less units to allow access to be extended to the other two adjoining proposed developments at the Wilderness (Leighton Road) and the Dairy Farm (Leighton Road).

Item No. 6

APPLICATION NUMBER	CB/15/01362/OUT
LOCATION	Land off Chapel End Road, Houghton Conquest
PROPOSAL	Outline application: of up to 125 dwellings with associated landscaping, public open space and infrastructure with all matters reserved except for access.
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Alex Harrison
DATE REGISTERED	13 April 2015
EXPIRY DATE	13 July 2015
APPLICANT	Gladman Developments
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Angela Barker – it is not CBC policy to grant housing of this scale outside the settlement envelope unless exceptional. This is also not on our forward plan for future growth.
RECOMMENDED DECISION	Outline Application - Approval

Recommendation

Resolved that discussions on S106 agreement include the Ward Member, Chairman, Vice-chairman and the Executive Member for Regeneration with the results provided to the Parish Council and Mr Balas.

That subject to the completion of a S106 agreement, outline planning permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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.

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.

- 4 Each reserved matters application for landscaping shall include a scheme showing the areas of open space to be provided as part of that reserved matters application; including any public amenity open space, Local Equipped Areas of Play (LEAP) and Local Areas of Play (LAP). The scheme shall also include relevant details of the location, layout, size, programme for delivery, location and specification of boundary structures, play equipment and materials. The scheme shall be implemented in accordance with the approved details and the approved programme for delivery.

Reason: To ensure adequate provision of open space and play equipment on site in accordance with policy CS3 of the Core Strategy and Development Management Policies 2009.

- 5 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 6 **No development shall take place until details of the existing and final ground, ridge and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties. Thereafter the site shall be developed in accordance with the approved details.**

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 7 No works relating to the construction of the dwellings hereby approved shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 8 No works relating to the construction of the dwellings hereby approved shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 7 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 7.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 9 **No development shall take place until details for the protection of the retained trees and hedgerows during construction in accordance with the Root Protection Areas identified in the 'Arboricultural Assessment' dated March 2015, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. There shall be no built development within the identified Root Protection Areas, branch spreads and tree shadows of the retained trees and hedgerows, in accordance with the Arboricultural Assessment' dated March 2015.**

Reason: To ensure retained landscape features are protected in the interests of ecological preservation and achieving high quality development in the interests of policy DM3 of the Core Strategy and Development Management Policies.

- 10 **Notwithstanding the details in the approved plans, no development shall take place until the detailed design and associated management and maintenance plan for the proposed surface water drainage for the site, based on sustainable principles and a detailed site specific assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation for the lifetime of the development.

- 11 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any dwelling subsequently approved.**

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.

- 12 **The development hereby approved shall include the provision of a minimum of 5 bungalows across the site. These shall be detailed in any reserved matters application.**

Reason: To ensure a suitable housing mix across the development in accordance with policy DM10 of the Core Strategy and Development Management Policies 2009.

- 13 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of an Ecological Management Plan which will guide the ecologically sensitive clearance of the site and ensure the provision of biodiversity enhancements. The development shall then be carried out in accordance with the approved details.**

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 14 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing how renewable and low energy sources would generate 10% of the energy needs of the development and also showing water efficiency measures achieving 110 litres per person per day. The works shall then be carried out in accordance with the approved details.**

Reason: In the interests of sustainability.

- 15 **No development shall commence at the site before a schedule identifying a phase or phases for the provision of public art at the site has been submitted to and approved in writing by the Local Planning Authority. No development shall commence at the identified phase or phases before a Public Art Plan has been submitted to and approved in writing by the Local Planning Authority. The Public Art Plan shall include:**

- **A detailed description of the public art that will be provided at the site.**
- **A timetable for the implementation and completion of the public art at the site.**
- **A brief for the involvement of the artists.**
- **An assessment of the positive impact the Public Art will have on the environment and / or the local residents.**
- **A description of the commissioning and procurement process.**
- **Details for future care and maintenance.**

The development shall be carried out as approved in accordance with the Public Art Plan.

Reason: To ensure that appropriate public art is provided at the site.

16 There shall be no more than 125 residential units at the site.

Reason: To ensure that the site is not overdeveloped.

17 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a scheme to provide 4 off street car parking spaces in a similar manner to that identified on Drawing Number C14615 002 Rev B with direct access off Chapel End Road. The parking spaces should be provided prior to first occupation of the dwellings in accordance with the approved details and should be retained for that purpose thereafter.**

Reason: In the interests of highway safety and convenience in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers GLA21.01 Revision 1, GLA21.02 (insofar as it relates to setting the parameters of proposed land uses) and C14615 002 Rev B.

Reason: To identify the approved plan/s and to avoid 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. In accordance with Condition 10, the applicant is advised to note that the Surface Water Drainage Strategy should comprise, at a minimum -
- Detailed information relating to the hydro-geological context of the site and site specific investigation results.
 - Details of the proposed development, impermeable areas, peak flow rate and storage requirements with clear methodology.
 - A detailed SuDS design statement.
 - Management of exceedance, climate change and urban creep.
 - How the design meets water quality, ecological criteria and social objectives.
 - A method statement detailing construction of the drainage system.
 - A finalised maintenance and management plan, including details of the responsible body for individual components of the surface water drainage.
- Detailed plans and drawings (to an appropriate scale and clearly labelled).

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[NOTES

1. In advance of the consideration of the application the Committee were advised of updates as detailed in the Late Sheet.
2. In advance of the consideration of the application the Committee received representations made under the public participation scheme.]

Item No. 7

APPLICATION NUMBER	CB/15/02273/FULL
LOCATION	The Long Barn, Limbersey Lane, Maulden, Bedford, MK45 2EA
PROPOSAL	Erection of new dwelling. (Paragraph 55 House)
PARISH	Maulden
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Judy Self
DATE REGISTERED	23 June 2015
EXPIRY DATE	18 August 2015
APPLICANT	Mr Tye
AGENT	Phillips Planning Services Ltd
REASON FOR COMMITTEE TO DETERMINE	The proposed development is in open countryside and therefore is contrary to Policy DM4 of the Core Strategy and Development Management Policies
RECOMMENDED DECISION	Application recommended for refusal

Recommendation:

That Planning Permission be refused for the following reason:

RECOMMENDED REASON

- 1 The application has been submitted under Paragraph 55 of the National Planning Policy Framework (2012) as it is acknowledged that the proposed dwelling falls outside of a defined settlement limit and is not supported in principle by any policy of the Core Strategy and Development Management Policies (2009) and as such contrary to Policy DM4 of the Core Strategy.

Paragraph 55 of the NPPF does permit new isolated homes in the countryside in specific circumstances. Any building should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting;
- and be sensitive to the defining characteristics of the local area.

The proposal will introduce a new landmark into the Greensand landscape, a building designed to be unique and distinctive. At a height of 17.4m and having considerable bulk it would be the dominant structure in the locality, in an area where traditional rural buildings are characteristic. Whilst it is considered that the proposed dwelling is innovative in its design and represents the highest standards of architecture, in terms of landscape character it is considered that the proposal by reason of its excessive height,

bulk and siting within the open countryside is contrary to the provisions of Paragraph 55 of the NPPF as it fails to significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area and would result in harm to the character and appearance of the area.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. 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 acted pro-actively 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) Order 2015.

[NOTES

1. In advance of the consideration of the application the Committee received updates as detailed in the Late Sheet.
2. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

Item No. 08

APPLICATION NUMBER	CB/15/02539/FULL
LOCATION	Mentmore, 4 Greenfield Road, Pulloxhill, Bedford, MK45 5EZ
PROPOSAL	Erection of detached chalet bungalow, proposed turning and parking area. Dormer windows to rear of Mentmore with parking area to front of property.
PARISH	Pulloxhill
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Judy Self
DATE REGISTERED	28 July 2015
EXPIRY DATE	22 September 2015
APPLICANT	Mr P Freeman
AGENT	Aragon Land and Planning UK LLP
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Jamieson over concerns relating to policy; amenity; highways safety; parking and impact upon the landscape.
RECOMMENDED DECISION	Application recommended for approval

Refused Item: See Minute no. DM/15/84

That Planning Permission be refused :

1. The proposed dwelling by nature of its siting, excessive size and unsatisfactory design would be harmful to the character and appearance of the conservation area . As such the proposal is contrary to the provisions of the National Planning Policy Framework (NPPF) and Policies DM3, DM13, CS14 and CS15 of the Core Strategy and Development Management Policies (2009).
2. The proposal by reason of its layout, excessive size, design and siting would result in an undesirable and unacceptable form of development such that it would have an adverse overbearing impact and undue loss of privacy to the occupiers of nearby residential properties. The proposal would therefore be harmful to their residential amenity. As such the proposal is contrary to Policy DM3 of the Core Strategy and Development Management Policies (2009).
3. The proposal would result in the intensified use of a substandard access which has inadequate visibility. The development would therefore give rise to danger and inconvenience to users of the adjoining highway.

[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 three additional neighbouring objections received as detailed in the Late Sheet.]

Item No. 9

APPLICATION NUMBER CB/15/01970/FULL
LOCATION Land at Shuttleworth Court, Biggleswade,
SG18 0QG
PROPOSAL Construction of 7 two bed houses, 1 three bed
house and 2 two bed elderly persons bungalows.
Formation of access and associated parking
modification of existing parking to provide
additional spaces for existing Shuttleworth Court.
External works comprising of landscaping to new
area and modification to existing.

PARISH Biggleswade
WARD Biggleswade North
WARD COUNCILLORS Cllrs Jones & Mrs Lawrence
CASE OFFICER Amy Lack
DATE REGISTERED 12 June 2015
EXPIRY DATE 11 September 2015
APPLICANT Grand Union Housing Group
AGENT Levitt Partnership Limited
REASON FOR The application site is partially on Central
COMMITTEE TO Bedfordshire Council owned land and neighbour
DETERMINE objections have been received.

RECOMMENDED
DECISION Full Application - Approval recommended

Recommendation:

That Planning Permission be approved subject to the following:

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 **No development shall commence, notwithstanding the details submitted with the application, until such time as details of the materials to be used for the external walls, roofs, windows and doors of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: Details are required prior to the commencement of development in order to control the appearance of the buildings in the interests of the visual amenities of the locality (Policy DM3 Core Strategy and Development Management Policies 2009).

- 3 **No development shall commence until such time as details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: Details are required prior to the commencement of development to ensure that an acceptable relationship results between the new development and adjacent buildings and public areas (Policy DM3 Core Strategy and Development Management Policies 2009).

- 4 **No development shall commence until such time as a Surface Water Drainage Strategy with the detailed design and associated management and maintenance plan of surface water drainage for the site, using sustainable drainage methods and site-specific percolation tests, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme and maintenance plan, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.**

Reason: Details are required prior to the commencement of the development in order to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to others downstream of the site (Policy DM3 of the Core Strategy and Development Management Policies (2009)).

- 5 **Prior to the first occupation of any of the residential units hereby approved the developer shall submit, in writing to the Local Planning Authority, confirmation that the approved scheme has been checked by them and has been correctly and fully installed as per the approved details. Thereafter the sustainable urban drainage scheme shall be managed and maintained in accordance with the agreed management and maintenance plan in perpetuity.**

Reason: To ensure that the construction of the surface water drainage system is in line with what has been approved (Policy DM3 of the Cores Strategy and Development Management Policies 2009).

- 6 **No site clearance or works on site shall commence until such time as a Reptile Mitigation Strategy has been submitted to the Local Planning Authority detailing how the works will proceed without breaching wildlife legislation, and will ensure that:**
- **Reptiles will be protected from harm that might arise during development work;**
 - and,
 - **Sufficient quality, quantity and connectivity of habitat is provided to accommodate the reptile population, either on-site or at an alternate site, with no net loss of favourable conservation status.**

Reason: To ensure that works proceed in compliance with wildlife legislation and policy DM15 of the Core Strategy and Development Management Policies (2009).

- 7 **No development shall commence until such time as a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling and adhering to BS 10175 has been submitted to and approved in writing by the Local Planning Authority.**

Reason: To protect human health and the environment (Policy DM3 of Core Strategy and Development Management 2009).

- 8 Prior to the first occupation of any of the residential units hereby approved the following shall be submitted to and approved in writing by the Local Planning Authority:

Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme with measures to be taken to mitigate any risks to human health, groundwater and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied.

The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

The British Standard for Topsoil, BS 3882:2007 and The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, shall be adhered to.

Reason: To protect human health and the environment (Policy DM3 of Core Strategy and Development Management 2009).

- 9 Notwithstanding the details provided on the plans hereby approved the proposed window openings at first floor level on the: west flank elevation of Plots 3 and 8; and the east flank elevation of Plots 4 and 7 shall be first installed with obscure glazing only, and any opening shall be at least 1.7 metres above the internal finished floor level or the window(s) shall be fixed shut. Thereafter these windows shall remain as first installed in perpetuity.

Reason: To protect the amenities of neighbouring occupiers (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 10 The proposed development shall be carried out and completed in all respects in accordance with the access, siting and layout, surfacing of permeable paving laid in accordance with the manufacturers instructions, car parking provision, turning area for service/delivery sized vehicles, pedestrian access to the rear of each plot, and the refuse collection point illustrated on the approved drawing no. 12450/01 Revision J and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected within the curtilage of any of the dwellings hereby approved other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 12 **No development shall commence until such time as full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **proposed finished levels or contours;**
- **materials to be used for any hard surfacing;**
- **minor structures (e.g. furniture, play equipment);**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**

Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 13 All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that are part of the approved landscaping works, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 14 Prior to the first occupation of any of the residential units hereby approved details of the design of the structures proposed for the secure and covered cycle storage, including a scheme for two short stay cycle spaces, and storage of refuse and recycling bins shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before the development is first occupied and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 12450/01/J; 12450/03; 12450/04/A; 12450/05; 12450/06/A; 12450/07/A; 12450/08/A; Plan200/A

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

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[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 an additional objection from No. 21 Lawrence Road, which was attached to the Late Sheet in full.]

Item No. 12

APPLICATION NUMBER	CB/15/03100/FULL
LOCATION	67 and land rear of St Johns Street, Biggleswade, SG18 0BT
PROPOSAL	Remediation of the former gasworks, for the improvement of the site and to reduce potential environmental liabilities.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Mark Spragg
DATE REGISTERED	24 August 2015
EXPIRY DATE	19 October 2015
APPLICANT	National Grid Property Holdings
AGENT	Stratus Environmental Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Tim Woodward requested that the application be called in for the following reasons: - Plans do not show full extent of adjacent properties - Concern about wildlife on site - Trees act as a sound barrier and should remain - The site is likely to be heavily contaminated - Further information should be provided on future plans for the site - What conditions would mitigate the impact on the adjoining properties - What is the environmental impact of leaving the site as it is.
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

The application is recommended for approval subject to the following:

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 All work carried out on site shall be carried out in accordance with the submitted Reptile Mitigation Method Statement. The site shall be surveyed immediately prior to works commencing to confirm the continued absence of Badgers at the site. The results of this survey together with any further action and mitigation required shall be submitted to the Local Planning Authority for approval before any works commence. Any works shall be carried out in accordance with the agreed details.

Reason: In the interests of any protected species. (Policy 57, DSCB)

- 3 The works hereby approved shall be carried out in accordance with the details submitted in the Remediation Scheme, Air Quality Management Plan and the Noise and Vibration Management Plan.

Reason: To ensure appropriate remediation, and in the interests of the amenity of the surrounding area and neighbouring properties.
(Policy 57, DSCB)

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SS1031/1/01, 02, 03, 04, 5819-E-01-RevA, Remediation Scheme (Sirius), Air Quality Management Plan (Stratus), Noise and Vibration Management Plan (Stratus)

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

- 5 A verification report demonstrating completion of works set out in the remediation strategy and the long term monitoring and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority, within 6 months of completion of the approved works.

Reason: To protect and prevent the pollution of controlled waters from potential associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice.

- 6 If, during remediation, contamination not previously identified is found to be present at the site then the developer must submit a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice.

Notes to Applicant

1. It is recommended that in order protect on-site habitats as far as possible, the 'tidying-up' of vegetation outside working areas should be avoided. Materials such as crushed or broken concrete extracted during works should be retained on-site in areas currently dominated by dense bramble, outside the working areas, in order to extend the mosaic of open habitats. Creation of rubble piles will provide microhabitats suitable for a range of invertebrates and help to retard the succession of habitats to dense scrub, thereby maintaining the open mosaic habitats of value to invertebrates and reptiles.

2. **Fail Safe Use of Crane and Plant**

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

3. **Excavations/Earthworks**

All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken. Network Rail will not accept any liability for any settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rails infrastructure or railway land.

4. **Security of Mutual Boundary**

Security of the railway boundary will need to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Project Manager.

5. **Fencing**

Because of the nature of the proposed developments we consider that there will be an increased risk of trespass onto the railway. The Developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (minimum approx. 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged.

6. **Method Statements/Fail Safe/Possessions**

Method statements may require to be submitted to Network Rail's Asset Protection Project Manager at the below address for approval prior to works

commencing on site. This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan. Where appropriate an asset protection agreement will have to be entered into. Where any works cannot be carried out in a “fail-safe” manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. “possession” which must be booked via Network Rail’s Asset Protection Project Manager and are subject to a minimum prior notice period for booking of 20 weeks. Generally if excavations/piling/buildings are to be located within 10m of the railway boundary a method statement should be submitted for NR approval.

The method statement will need to be agreed with:

Asset Protection Project Manager
Network Rail (London North Eastern)
Floor 2A
George Stephenson House
Toft Green
York
Y01 6JT

Email: assetprotectionneem@networkrail.co.uk

7. **OPE**

Once planning permission has been granted and at least six weeks prior to works commencing on site the Asset Protection Project Manager (OPE) MUST be contacted, contact details as below. The OPE will require to see any method statements/drawings relating to any excavation, drainage, demolition, lighting and building work or any works to be carried out on site that may affect the safety, operation, integrity and access to the railway.

8. **Demolition**

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. The demolition of buildings or other structures near to the operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail’s Asset Protection Project Manager before the development can commence.

9. **Vibro-impact Machinery**

Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement

10. **Abnormal Loads**

From the information supplied, it is not clear if any abnormal loads will be using routes that include any Network Rail assets (e.g. bridges, in particular the adjacent St Johns Street bridge over the railway). We would have serious reservations if during the construction or operation of the site, abnormal loads will use routes that include Network Rail assets. Network Rail would request that the applicant contact our Asset Protection Project Manager to confirm that any proposed route is viable and to agree a strategy to protect our asset(s) from any potential damage caused by abnormal loads. I would also like to advise that where any damage, injury or delay to the rail network is caused by an abnormal load (related to the application site), the applicant or developer will incur full liability.

11. **Encroachment**

The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail and its infrastructure or undermine or damage or adversely affect any railway land and structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land and soil. There must be no physical encroachment of any foundations onto Network Rail land. Any future maintenance must be conducted solely within the applicant's land ownership. Should the applicant require access to Network Rail land then they must seek approval from the Network Rail Asset Protection Team. Any unauthorised access to Network Rail land or air-space is an act of trespass and we would remind the council that this is a criminal offence (s55 British Transport Commission Act 1949). Should the applicant be granted access to Network Rail land then they will be liable for all costs incurred in facilitating the proposal.

12. **Lighting**

Where new lighting is to be erected (for example temporary lighting to help facilitate works) adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. Detail of any external lighting should be provided as a condition if not already indicated on the application.

13. **Heaping, Dust and Litter**

It should be noted that because of the nature of the proposals we would not want to see materials piled against our boundary. Items to be heaped on site should be kept away from the boundary an equal distance as the pile is high to avoid the risk of toppling and damaging or breaching our boundary. We also have concerns over the potential for dust clouds and rubbish created from the processing at the site affecting the railway signal sighting. Therefore adequate measures for preventing dust and rubbish blowing onto Network Rail property are to be in operation.

14. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development must take place within the site and not extend into within the public highway at any time without authorisation from the highway authority. 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 traffic movements associated with implementation of the development hereby approved.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

This application has been recommended for approval. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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) Order 2015.

[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 / publicity responses as detailed in the Late Sheet as follows:
 - a. The environment agency had no objection
 - b. A letter from National Grid responding to concerns raised by the Town Council
3. Two additional conditions 5 and 6 have been added above.
4. The Town Council in the report should be Biggleswade Town Council.]

Item No. 13

APPLICATION NUMBER CB/15/03255/FULL
LOCATION The Ingle, 12 Northhill Road, Ickwell, Biggleswade, SG18 9ED
PROPOSAL Garage home office and bedroom.
PARISH Northhill
WARD Northhill
WARD COUNCILLORS Cllr Mr Firth
CASE OFFICER Mark Spragg
DATE REGISTERED 01 September 2015
EXPIRY DATE 27 October 2015
APPLICANT Mr Yeoman
AGENT Richard Beaty (Building Design) Limited
REASON FOR COMMITTEE TO DETERMINE Cllr Firth called in the application for the following reasons:
- The height and position of the building will have a significant impact upon the neighbours.
- The application is misleading as it states the building is single storey, where it is two storey, and that it replaces a building, which is a shed screened by a 2m boundary fence.

RECOMMENDED DECISION Full Application - Recommended for approval

Recommendation

That application is recommended for approval subject to the following:

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 **No development shall commence until details of the materials to be used for the external windows, doors, walls, roofs and rainwater goods of the proposed building has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.**
Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)
- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15.20.OS, 15.20.02A.

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

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and 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) Order 2015.

[In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]

Item No. 16

APPLICATION NUMBER	CB/15/03143/OUT
LOCATION	Brook Side, Watling Street, Hockliffe, Leighton Buzzard, LU7 9NF
PROPOSAL	Outline application for the construction of 5 detached houses with access road.
PARISH	Hockliffe
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Abel Bunu
DATE REGISTERED	20 August 2015
EXPIRY DATE	15 October 2015
APPLICANT	Glenside Landscape & Construction
AGENT	Project Design Studio Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Mark Versallion for the reason that the site is a brownfield site and such the proposed development could be approved.
RECOMMENDED DECISION	Outline Application - Recommended for Refusal

That the Development Infrastructure Group Manager be delegated authority to approve this application subject to the completion of a S106 agreement with a contribution for affordable housing off site to the immediate area in consultation with the Chairman, Vice-Chairman and Executive Member for Regeneration.

Following the Members resolution to approve the application, further consultation with specialist officers is being carried out to finalise the conditions for the decision notice. Members will be advised of the final conditions once the consultation responses have been collated.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

Planning permission has been recommended for refusal for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted pro-actively 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) Order 2015.

[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/publicity responses as detailed in the Late Sheet from the following:
 - a. Hockliffe Parish Council objected for the detailed reasons
 - b. Internal Drainage Board regarding discharge of storm water
 - c. South View (additional comments) concerned at threat to sell off land if permission not granted for housing.]

Item No. 10

APPLICATION NUMBER	CB/15/02991/FULL
LOCATION	Land adjacent to 11 Albert Place and rear of 37 to 49 High Street, Albert Place, Houghton Conquest
PROPOSAL	Erection of a new dwelling
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Samantha Boyd
DATE REGISTERED	17 August 2015
EXPIRY DATE	12 October 2015
APPLICANT	Mr Juffs
AGENT	Mr Stephen R Everitt
REASON FOR COMMITTEE TO DETERMINE	Cllr Call-in. Cllr A Barker. Large dwelling for small plot, overbearing two storey building, private access overcrowding area, parking on site not to good level, site needs development but not to this scale.
RECOMMENDED DECISION	Full Application - Granted

Recommendation:

That Planning Permission be granted subject to the following:

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 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: This condition is required prior to any works commencing on the foundations of the dwelling to ensure that an acceptable relationship results between the new development and adjacent buildings and public areas. (Policy DM3)

- 3 No works on the construction of the external walls of the dwelling hereby approved shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Policy DM3)

- 4 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 use hereby permitted is commenced / before the building(s) is/are occupied] and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Policy 43, DSCB)

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the garage and parking space hereby permitted shall be kept permanently available for the parking of motor vehicles.

Reason: To ensure that off-street parking is retained in the interests of highway safety and neighbouring amenity. (Policy DM3)

- 6 The vehicular access door of the garage hereby approved shall be fitted with a roller shutter configuration and shall be retained as such thereafter.

Reason: To ensure that off-street parking is retained in the interests of highway safety and neighbouring amenity. (Policy DM3)

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number SE2689/A

Reason: To identify the approved plan/s and to avoid 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. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in Core Strategy and Development Management Policies Document (2009).
3. The Council does not accept materials are their offices. Where there is a

requirement for materials to be submitted to and approved in writing by the Local Planning Authority, please contact the Case Officer to arrange for them to be viewed, usually this will be on site.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[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 / publicity responses as detailed in Late Sheet as follows:
 - a. Cllr Angela Barker provided a statement objecting to the planning application.
 - b. The Parish Council provided no objections to the application upon seeing the revised plan. However they did request robust conditions for parking of trade vehicles and deliveries and the times of construction.]

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Item No. 14

APPLICATION NUMBER	CB/15/03320/FULL
LOCATION	238 Grasmere Way, Linslade, Leighton Buzzard, LU7 2QH
PROPOSAL	Change of use from amenity land to residential garden by enclosure of 2.2m wooden fence (part retrospective) - (Revision to previous application under reference CB/14/03082/FULL to incorporate a set back of the fence and gate from the pavement edge)
PARISH	Leighton-Linslade
WARD	Linslade
WARD COUNCILLORS	Cllrs Perham, Tubb & Walker
CASE OFFICER	Donna Lavender
DATE REGISTERED	03 September 2015
EXPIRY DATE	29 October 2015
APPLICANT	Mr & Mrs Lane
AGENT	PJPC Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Perham on grounds of detrimental impact on the landscape character of the area and highway concerns.
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS

- 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 Within 2 months from the date of this decision, the siting of the boundary fencing shall be pegged out on site and this siting agreed in writing by the Local Planning Authority. The boundary fencing shall be completed in accordance with the approved scheme within a further month and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Policies BE8 SBLPR and 43 DSCB)

- 3 Within the first planting season from the date of the decision, a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season immediately following the decision date of this application (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.
(Policies BE8 SBLPR and 43 DSCB)

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001 dated 21/09/15 & CBC/002 dated 03/09/15.

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

Notes to Applicant

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. 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.
3. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and 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) Order 2015.

[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 of additional consultation / publicity responses as detailed in the Late Sheet as follows:
 - a. Linslade residents objected for the reasons detailed
 - b. Leighton Linslade Town Council objected to the use of the amenity land
 - c. Neighbours at 175, 222 and 226 Grassmere Way objected for the reasons detailed.
3. Condition 3 to be removed should approval be granted and remaining conditions renumbered accordingly.]

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Item No. 15

APPLICATION NUMBER	CB/15/03001/ADV
LOCATION	Roundabout at the junction of B489 B4506 And Harling Road, Dagnall Road, Whipsnade
PROPOSAL	Signs boards which are free standing, post mounted with text graphic details to the front of the signs and powder coated to the back
PARISH	Eaton Bray
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Janes
CASE OFFICER	Debbie Willcox
DATE REGISTERED	10 August 2015
EXPIRY DATE	05 October 2015
APPLICANT	Central Bedfordshire Council
AGENT	Immediate Solutions
REASON FOR COMMITTEE TO DETERMINE	The Council is the applicant and the Parish Council have objected to the application. The objections cannot be overcome by the application of conditions.
RECOMMENDED DECISION	Advertisement - Recommended for Approval

Recommendation

That Advertisement Consent be APPROVED for the following:

RECOMMENDED CONDITIONS

- 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 -
 - endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - 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.

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

Item No. 11

APPLICATION NUMBER	CB/15/02438/FULL
LOCATION	The Limes, 85 High Street, Henlow, SG16 6AB
PROPOSAL	Retrospective planning permission for a porta cabin for office use.
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Amy Lack
DATE REGISTERED	05 August 2015
EXPIRY DATE	30 September 2015
APPLICANT	Mr K Wilkinson
AGENT	Mr Paul Buckthorpe
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Richard Wenham
	Considered contrary to policy and to result in a loss of amenity by proposing an ugly portacabin which is clearly visible from the High Street and totally out of keeping with the conservation area. The building has been illegally installed for a considerable period and should have been removed after building work had taken place. It is a scar on Henlow's Conservation Area. In addition to the above while the applicant claims the cabin is needed to support the business, office functions should be carried out inside the main building.
RECOMMENDED DECISION	Full Application - It is recommended a temporary permission of 2 years be granted.

Further to the despatch of the Development Management Committee agenda, Wednesday 14 October 2015, the Case Officer advised that the Call In from the Ward Representative had been withdrawn and the application was therefore not determined by Committee.

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