

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

**This meeting  
will be filmed.\***



**Central  
Bedfordshire**

**please ask for** Sophie Sherwood

**direct line** 0300 300 5649

**date** 25 October 2018

## **NOTICE OF MEETING**

### **DEVELOPMENT MANAGEMENT COMMITTEE**

Date & Time

**Wednesday, 7 November 2018 10.00 a.m.**

Venue at

**Council Chamber, Priory House, Monks Walk, Shefford**

Richard Carr  
**Chief Executive**

To: The Chairman and Members of the DEVELOPMENT MANAGEMENT  
COMMITTEE:

Cllrs K C Matthews (Chairman), R D Berry (Vice-Chairman), M C Blair,  
Mrs S Clark, K M Collins, I Dalgarno, F Firth, E Ghent, C C Gomm, K Janes,  
T Nicols, T Swain and J N Young

[Named Substitutes:

Cllrs D Bowater, Mrs C F Chapman MBE, S Dixon, Ms C Maudlin, A Ryan,  
P Smith and B J Spurr]

All other Members of the Council - on request

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

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

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# AGENDA

## Welcome

1. **Apologies for Absence**

To receive apologies for absence and notification of substitute Members.

2. **Chairman's Announcements**

To receive any announcements from the Chairman and any matters of communication.

3. **Minutes**

To approve as a correct record, the Minutes of the meeting of the Development Management Committee held on 10 October 2018 (previously circulated).

4. **Members' Interests**

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

## Planning and Related Applications

**Prior to considering the planning applications contained in the following schedules Members will have received and noted any additional information relating to the applications as detailed in the Late Sheet for this meeting.**

**Item      Subject**

5. **Planning Application No. CB/18/02232/FULL (Stotfold & Langford)**

**Address:**      Land to the South of, Arlesey Road, Stotfold,  
Nearest Postcode: SG5 4HE

Erection of 161 dwellings with 35% Affordable Housing, including an access road, landscaping and all associated ancillary works on land to the south of Arlesey Road.

**Applicant:**      Linden Limited & All Land Investments (Stotfold) Limited

6. **Planning Application No. CB/18/02298/OUT (Shefford)**

**Address:** Land West of Hitchin Road, Shefford  
Nearest Postcode: SG17 5JB

Outline Application for up to 150 new homes and provision of a new lower school site following demolition of existing site buildings (including No19 Queen Elizabeth Close) (all matters reserved except access).

**Applicant:** Warden Developments Limited

7. **Planning Application No. CB/18/00196/OUT (Arlesey)**

**Address:** Land rear and side of Hampden House, Hitchin Road, Arlesey,  
SG15 6RS

Outline Application – A residential development of up to 58 dwellings including all ancillary works on land to the rear and side of Hampden House, Hitchin Road, Arlesey with all matters reserved except access following the demolition of the existing buildings on the site.

**Applicant:** GPS Estates Ltd

8. **Planning Application No. CB/18/01628/OUT (Arlesey)**

**Address:** Land off Hitchin Lane, Clifton  
Nearest Postcode: SG17 5RS

Outline Application – Proposed residential development of 24 units and all ancillary works.

**Applicant:** J.C.Gill Developments Ltd

9. **Planning Application No. CB/18/03161/REG3 (Shefford)**

**Address:** The Birches, Hitchin Road, Shefford, SG17 5JB

Change of use from Care Home to transitional accommodation for individuals and families who will be supported by the council to find future accommodation. It is proposed to convert existing layout to provide 13 self-contained flats and 4 individual rooms with shared facilities. All accommodation on the ground floor will be suitable for use by disabled persons. The existing office accommodation will be retained for housing staff with an additional hot desk or 'set down' area created for other CBC staff. It is proposed to demolish the existing garage and workshop block to make way for extra parking facilities.

**Applicant:** Central Bedfordshire Council

10. **Planning Application No. CB/18/02439/FULL (Sandy)**

**Address:** Grange Nurseries, The Green , Beeston, Sandy, SG19 1PG

Erection of a new building/extension for storage. This is a revised version of CB/18/01299/FULL.

**Applicant:** Bulldog Steel Fabrications

11. **Planning Application No. CB/18/03090/FULL (Stotfold & Langford)**

**Address:** 51 Hardy Way, Fairfield, Hitchin, SG5 4GL

Single storey rear extension, loft conversion and raised decking area.

**Applicant:** Mr Hull

12. **Planning Application No. CB/17/04133/FULL (Aspley & Woburn)**

**Address:** Fulbrook Middle School, Weathercock Lane, Aspley Guise, Milton Keynes, MK17 8NP

The construction of a synthetic turf pitch with associated floodlighting, fencing and ancillary features.

**Applicant:** Fulbrook Middle School

13. **Planning Application No. CB/18/02163/VOC (Houghton Hall)**

**Address:** Houghton Regis Central, High Street, Houghton Regis, Dunstable, LU5 5QY

Variation of Condition 29 of planning permission CB/16/03378/FULL (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Café, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). Natural stone cladding on external walls to be replaced with Sto Lotusan through-colour render. Colour to be 31237.

**Applicant:** Assets Directorate, Central Bedfordshire Council

14. **Planning Application No. CB/18/02171/VOC (Houghton Hall)**

**Address:** Houghton Regis Central, High Street, Houghton Regis,  
Dunstable, LU5 5QT

Variation of Condition 29 of planning permission CB/16/3378/FULL (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Café, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). All instances of Aurubis copper to flat roofs, first floor canopies and wall claddings replaced with Zinc in standing seam finish.

**Applicant:** Assets Directorate, Central Bedfordshire Council

15. **Planning Application No. CB/18/03289/VOC (Houghton Hall)**

**Address:** Houghton Regis Central, High Street, Houghton Regis,  
Dunstable, LU5 5QT

Variation of Condition 10 of Listed Building Consent CB/16/3379/LB (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Café, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). Natural stone cladding on external walls to be replaced with Sto Lotusan through-colour render. Colour to be 31237.

**Applicant:** Assets Directorate, Central Bedfordshire Council

16. **Planning Application No. CB/18/03290/VOC (Houghton Hall)**

**Address:** Houghton Regis Central, High Street, Houghton Regis,  
Dunstable, LU5 5QT

Variation of Condition 10 of Listed Building Consent CB/16/3379/LB (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Café, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). All instances of Aurubis copper to flat roofs, first floor canopies and wall claddings replaced with Zinc in standing seam finish.

**Applicant:** Assets Directorate, Central Bedfordshire Council

17. **Development Brief relating to Land East of Biggleswade (Biggleswade North)**

To consider endorsing the Land East of Biggleswade Development brief for development management purposes (copy attached).

18. **Late Sheet**

To receive and note, prior to considering the planning applications contained in the schedules above, any additional information detailed in the Late Sheet to be circulated on **6 November 2018**.

19. **Site Inspection Appointment(s)**

Under the provisions of the Members Planning Code of Good Practice, Members are requested to note that the next Development Management Committee will be held on **5 December 2018** and the Site Inspections will be undertaken on **3 December 2018**.