

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

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



**Central  
Bedfordshire**

**please ask for** Leslie Manning  
**direct line** 0300 300 5132  
**date** 24 January 2019

## **NOTICE OF MEETING**

### **DEVELOPMENT MANAGEMENT COMMITTEE**

Date & Time

**Wednesday, 6 February 2019 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 9 January 2019 (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/18/02458/OUT (Biggleswade North)**

**Address:** Land to the East of Baden Powell Way Biggleswade  
SG18 8SD

Outline planning permission for the demolition of existing buildings and development of up to 1,500 dwellings (Use Class C3), up to 2ha of commercial development (Use Classes A1, A2, A3, A4, A5, B1 a, b, c, B2 ,B8), up to 5ha of primary school development (Use Class D1) and up to 4ha of other leisure and community development (Use Classes D1 and D2), up to 60ha of open space including, play space, allotments and a country park, infrastructure including site access, internal roads, car parking, footpaths, cycleways, drainage and utilities. This planning application is for EIA development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and is supported by an Environmental Statement.

**Applicant:** UK Regenerations Ltd

**REPORT TO FOLLOW**

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6 **Planning Application No. CB/18/02251/OUT (Arlesey)**

**Address:** The Lagoon, 197 Hitchin Road, Arlesey, SG15 6SE

Outline application: with all matters reserved except means of access for up to 147 dwellings and public open space

**Applicant:** Mr/Ms Andrews

7 **Planning Application No. CB/18/02373/OUT (Stotfold & Langford)**

**Address:** Loft Farm and West of Church Street, Langford, Biggleswade, SG18 9QA

Outline planning application for up to 95 dwellings and associated public open space, with all matters reserved except for access.

**Applicant:** Rosconn Strategic Land

8 **Planning Application No. CB/18/03694/OUT (Shefford)**

**Address:** Land at Ivel Road, Shefford, SG17 5LH

Outline planning application with all matters reserved (Except for means of access from Ivel road) for up to 90 residential dwellings, new internal access roads and footpaths, open space, sustainable urban drainage system and associated landscaping, infrastructure and earthworks.

**Applicant:** Catesby Estates plc

9 **Planning Application No. CB/18/03781/FULL (Shefford)**

**Address:** 32 Shefford Road, Meppershall, Shefford, SG17 5LN

Demolition of No. 32 Shefford Road and existing nursery buildings, and the construction of 60 No. dwellings, new vehicle access, site wide highways works, and provision of associated landscaping and amenity space (including SuDS).

**Applicant:** Inland Homes PLC

10 **Planning Application No. CB/17/04959/OUT (Westoning, Flitton & Greenfield)**

**Address:** Park Farm, Park Road, Westoning, Bedford, MK45 5LA

Proposed residential development of up to 73 units comprising of flats and houses, including demolition of up to two no. units on Manor Close. Proposal also includes for a village shop, a village hall and burial ground to be located within the site.

**Applicant:** European Property Acquisition Ltd

11 **Planning Application No. CB/18/04183/OUT (Amphill)**

**Address:** Land East of No.13 Clophill Road, Maulden, Bedford, MK45 2AQ

Outline Application for erection of 14 dwellings including access

**Applicant:** Aldbury Homes

12 **Planning Application No. CB/18/01651/RM (Toddington)**

**Address:** Harlington Station Yard, Station Road, Harlington, LU5 6LD

Reserved Matters following Outline Approval CB/14/02348/OUT  
Redevelopment up to 45 residential units with associated amenity space, landscaping and parking provision. Demolition of existing bungalow.

**Applicant:** W E Black Ltd

13 **Planning Application No. CB/18/03698/RM (Amphill)**

**Address:** 9 Silsoe Road, Maulden, Bedford, MK45 2AX

Reserved Matters Application CB/17/04031/OUT dated 12/01/2018.  
Appearance, landscaping, access, layout & scale.

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

14 **Planning Application No. CB/18/04383/FULL (Caddington)**

**Address:** Manor Farm, Watling Street, Kensworth, Dunstable, LU6 3QU

Retrospective change of use from agriculture to temporary use as storage area for 5 years, with ancillary landscaping works and formation of hardstanding area using road plannings (scalpings).

**Applicant:** O'Hagan Transport Ltd

15 **Planning Application No. CB/18/04058/FULL (Aspley & Woburn)**

**Address:** Tree Tops, 13 West Hill, Aspley Guise, Milton Keynes, MK17 8DP

External steps and platform to access roof void storage over garage from existing garden level.

**Applicant:** Mr & Mrs Hercheui

16 **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 **5 February 2019**.

17 **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 **6 March 2019** and the Site Inspections will be undertaken on **4 March 2019**.