

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE 22/07/2009

SCHEDULE A

***Item 8 (Page11-20) –MB/08/00850/FULL– East Lodge School, Ampthill Road, Shefford, SG17 5BH***

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

The Applicant was invited to provide the Council with details of any updated marketing information. No further updates have been received.

Since the March Committee the Council has become aware that the premises are occupied and a sign has been erected recently .

**Additional/Amended Conditions**

N/A

***Item 9 (Page 21-26) –CB/09/01037/FULL–14 Birch Close, Broom, SG18 9NR***

**Additional Consultation/Publicity Responses**

Response received from the Highways Section raise comments regarding the location of the proposed access crossing over the existing access for no. 10 High Street. They have suggested that the proposed access be located towards the northeast therefore providing two independent crossovers and have suggested a condition to deal with this issue. Comments also received advising that the use of gravel is inappropriate as a surface material due to it travelling into the highway where it may cause a hazard.

**Additional Comments**

The Ward Councillors on the agenda are incorrect and should be Cllr P Turner and Cllr C Maudlin.

A unilateral undertaking was received in accordance with the Supplementary Planning Document 'Planning Obligations'. However, this was not complete and therefore the application contained insufficient information in the form of a completed unilateral undertaking. An additional reason for refusal has been added below.

**Additional/Amended Conditions**

Additional reason for refusal:

The application contains insufficient information in the form of a legal agreement requiring contributions to local infrastructure; as such the proposal is contrary to the Mid

Bedfordshire District Council's Adopted Supplementary Planning Guidance: Planning Obligations Strategy (2008).

***Item 10 (Page27-36) –CB/09/00837/FULL–20 & 20a Horslow Street, Potton***

**Additional Consultation/Publicity Responses**

Consultation response received from Ramblers Association – No objection to proposal

**Additional Comments**

Revised plan received – amendments to first floor layout. The amendments are to clarify the use of each room on the first floor of both units.

Amendment to Officers Report – The report states that the former bakery unit (No. 20) is to be converted to a three bedroom property. Revised plans received indicate that there are two bedroom and a study. See plan number 072898/2A, received 24/06/09.

**Additional/Amended Conditions**

Amended plan condition

**SCHEDULE B**

***Item 11(Page37-44) –MB/03/01205/OUT– Land South Of Potton Road, Biggleswade***

**Additional Consultation/Publicity Responses**

As mentioned in the original Committee Report due to Officer ill health confirmation had not been received from the Highways Team in respect of the Public Transport Contributions.

The Highways Team have now confirmed that they have no objections to the Public Transport 1<sup>st</sup> Instalment being deferred from the 50<sup>th</sup> occupation to the 100<sup>th</sup> occupation; the Public Transport 2<sup>nd</sup> Instalment being deferred from the 50<sup>th</sup> occupation plus 1 year to the 100<sup>th</sup> occupation plus 1 year; and the Public Transport 3<sup>rd</sup> Instalment being deferred from the 50<sup>th</sup> occupation plus 2 years to the 100<sup>th</sup> occupation plus two years.

In addition the Highway Team has confirmed that the completion of the Eastern Relief Road could be deferred from 350 occupations to 700 occupations. This delay would have no detrimental impact upon the overall development as the occupiers of these dwellings should be encouraged to go south along the Eastern Relief Road to access the A1 (S) junction.

The southern part of the Eastern Relief Road would give access to the first 700 dwellings and this would ensure that the traffic generated from this element of the development would have to use Saxon Drive or Chambers Way. The Highways Team have confirmed that Saxon Drive / Chambers Way have sufficient capacity for this level of additional traffic. As such it is considered that this variation to the legal agreement is acceptable.

**Additional Comments**

Altering these contributions should help enable the development, by reducing the early financial impact of the Legal Agreement. In addition it is not considered that varying these trigger dates would result in a detrimental impact upon the overall site.

Taking into consideration the above Consultation Response it is recommended that the following is considered to be acceptable:

The Public Transport Instalments triggers and the completion of the Eastern Relief Road Trigger are put back in accordance with the consultation response above.

**Additional/Amended Conditions**

N/A

***Item 12(Page45-82) –MB/03/02216/OUT– Land adjacent Station Road, Maulden Bypass, Ampthill*****Additional Consultation/Publicity Responses**

No comments received

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

***Item 13(Page83-94) –SB/09/00189/TP–Poplars Nursery Garden Centre, Harlington Road, Toddington, Dunstable, LU5 6HE*****Additional Consultation/Publicity Responses**

No comments received

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

***Item 14(Page95-104) –CB/09/00691/FULL–Flats 14-19 Gloucester Court, Ampthill, MK45 2JU*****Additional Consultation/Publicity Responses**

No comments received

**Additional Comments**

1. The tree officer has no further comments to make to those previously forwarded.

2. The description of development is to be amended to include the erection of a bin store.
3. Condition 3 is to be varied so that it refers to the Drawing no. and not the date of submission

### **Additional/Amended Conditions**

#### **Amended condition 3.**

The permission shall extend only to the application as amended by plan numbers 0740wd2.02/P4, 0740/wd2.04/P2 and 0740wd2.01/P2.

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.

### ***Item 15(Page105-160) –MB/07/01869/FULL–The Limes, Dunstable Street, Ampthill, MK45 2JU***

#### **Additional Consultation/Publicity Responses**

Highways Officer – no comments.

Ampthill Town Council – recommend refusal of application. Concerned about children walking close to Sweetbriar Ditch which can flood, as well as beside car parks and turning circles within the development. Suggest the footway route for school children should be negotiated with Alameda Middle and Firs Lower Schools, as well as with Safe Route to School Officer. Query safety of pedestrian crossing in Station Road given that Station Road entrance is to be widened. Concerned footway close to 10 Dunstable Street will cause anti social behaviour. Question who will manage the timed gate on the footway access into the school site. Object to increased traffic movements into and out of the site. Concerned about increased traffic movements close to Oliver Street where Fire and Ambulance Stations are based.

Neighbours – response in letter and e mail from 10 Dunstable Street. Concerned that there might be anti social behaviour on access path alongside their boundary wall. Request landscaping belt along boundary on application site side of thorny shrubs. Would not wish to see trees removed.

#### **Additional Comments**

The concern of the Town Council about footway access through the site is generally not influenced by the changes to the scheme currently proposed and is therefore already the subject of a resolution to grant permission. The exception is the line of the proposed footway adjacent to the side of the Richardson Building where its location is varied. Condition 29 is recommended for further adaptation to address this concern so that its precise relationship to the car park accesses can be considered, as well as that of the adjacent neighbour who has now requested a landscaped belt between the pathway and his boundary.

The Town Council is also concerned about traffic safety on Station Road and Dunstable Street. The impact of the revised layout is such that the quantity of traffic using Station Road will be reduced because this closed cul de sac will now serve only the new build element of the site. Traffic will proportionally increase as a result directly onto

Dunstable Street, but again given that traffic travelling in a northerly direction will then not use either the Station Road or Oliver Street roundabouts, there is arguably benefit to this revised layout. The Highways Officer is happy with the revisions proposed.

As the timed access gate is at the entrance into the schools site, it is highly likely that this would be controlled by the schools to ensure their security, but is a matter that in the meantime is controlled by suggested condition 29.

#### **Additional/Amended Conditions**

Revise Condition 29 to read:

*Prior to the commencement of development on the new build residential units, full details of the proposed access bridge over the brook at the western end of the site, including details of long term maintenance and timed access facilities, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the bridge and pedestrian route through the site made available for use prior to the occupation of any of the new build units. There shall be no occupation of the residential converted units without provision being made for the necessary pedestrian link to the west, the precise line of which across the site shall have previously been agreed in writing with the Local Planning Authority, such details to include the provision of a landscaped belt between the new footway and the boundary to 10 Dunstable Street.*

#### **SCHEDULE C**

#### **Item 16 (Page161-166) –CB/09/00784/FULL– Tower Close, Toplars Hill, Astwick, SG18 9TA**

##### **Additional Consultation/Publicity Responses**

N/A

##### **Additional Comments**

N/A

##### **Additional/Amended Conditions**

N/A

#### **Item 17 (Page167-174) –CB/09/00991/FULL–98 Dells Lane, Biggleswade, SG18 8HN**

##### **Additional Consultation/Publicity Responses**

N/A

##### **Additional Comments**

N/A

##### **Additional/Amended Conditions**

N/A

**Item 18 (Page175-180)CB/09/01141/FULL-58 Cambridge Road,  
Langford, SG18 9PS**

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**Item 19 (Page181-188)SB/08/01217/TP-Fourne Hill Farm, Eastern Way,  
Heath And Reach, Leighton Buzzard, LU7 9LF**

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**Item 20 (Page189-196)CB/09/05173/TP-Grove House, 76 High Street  
North, Dunstable, LU6 1NF**

**Additional Consultation/Publicity Responses**

Dunstable Town Council – No objections.

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**Item 21 (Page197-202)CB/09/05174/LB-Grove House, 76 High Street  
North, Dunstable, LU6 1NF**

**Additional Consultation/Publicity Responses**

Dunstable Town Council – No objections.

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

***Item 22 (Page203-208)CB/09/00932/FULL–St Swithins Lower School, Ivel Road, Sandy, SG19 1AX***

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

***Item 23 (Page209-216)MB/09/00369/FULL–St Swithins School, Ivel Road, Sandy, SG19 1AX***

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

***Item 24 (Page217-222)CB/09/00968/FULL–Shillington Lower School, Greenfields, Shillington, SG5 3NX***

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

***Item 25 (Page223-228)CB/09/00903/RM–Lower School, Lower Shelton Road, Marston Moretaine***

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A