

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE 26.05.10

SCHEDULE A - REFUSAL

Item 8 (page 15-26) –CB/10/01092/FULL–Hadenham Farm, Gravenhurst Road, Shillington

Additional Consultation/Publicity Responses

Comments received from Gravenhurst Parish Council – The Parish Council are of the opinion that the proposed dwelling looks more like a permanent family home that a temporary workers dwelling and therefore objects to the application.

Comments received from Highways – I confirm that the access is satisfactory to serve the proposed development traffic and that there is sufficient area within the site for the parking and turning of vehicles. In the circumstances I do not have any objection to the proposed development.

Additional Comments

N/A

Additional/Amended Conditions

N/A

SCHEDULE B – APPROVAL

Item 9 (page 27-44) – CB/09/06239/FULL – Land adjacent to and to the north Rushmore Close, Caddington

Additional Consultation/Publicity Responses

Education (21/05/10): Can confirm that we would require contributions at nursery and upper school levels. Caddington Village (combined lower and middle school) has a sufficient number of surplus places to accommodate the additional pupil yield from this development. Please see the breakdown below for the contribution.

Planning application for 12 dwellings, of which:

5 x 2 bed houses - full product

5 x 3 bed houses - full product

2 x 1 bed bungalows (for the elderly) - nil product

= 10 full product dwellings

Amended Recommendation

That the application be referred to the Secretary of State as a departure from the approved Development Plan and subject to it not being called in by him for his decision, that Planning Permission be GRANTED subject to the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to:

1. control the management and occupation of the dwellings;
2. provide financial contributions in respect of education provision;
3. provide financial contribution in regard to the surfacing of the public footpath running through part of the site; and
4. the provision of a bin for canine waste and a commuted sum towards its emptying

and subject to the conditions recommended in the report.

Item 10 (page 45-56) – CB/10/00381/FULL – Land adjacent to St Thomas Meeting House, Windsor Drive, Houghton Regis

Additional Consultation/Publicity Responses

The Highway Officer had recommended that the application be approved subject to the applicant entering into a Section 106 Legal Agreement for the provision of a new lay-by and bus stop, and the stopping up and making good of the existing lay-by.

Amended Recommendation

That planning permission be GRANTED subject to the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to require the provision of a new bus lay-by, shelter and the stopping up and making good of the existing bay and subject to the conditions recommended in the report.

Item 11 (page 57-66) – CB/10/00922/FULL – 11 Brook Lane, Flitton

Additional Consultation/Publicity Responses

N/A

Additional Comments

The plan attached to this agenda is incorrect. The application site wraps around the rear of adjacent properties. An amended plan is appended.

The agenda report says that a condition will be imposed tying the use of the garage to ancillary purposes in association with the main dwelling but this condition does not appear as a recommended condition on this agenda. This condition will be added if permission is granted.

The application site slopes downwards from Brook Lane to the rear of the site. The siting of the proposed garage is at a lower level to the adjoining garden at 9 Brook Lane. However, there is potential that the levels at this point could be further lowered which would further reduce the impact of the structure on the boundary. A condition requiring final floor levels in relation to the neighbouring garden will be added if permission is granted.

Additional/Amended Conditions

1. The building hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as 11 Brook Lane, Flitton.

Reason: Any intensification of use of this double garage and store would cause conflict at the entrance to the site due to the restricted width of the vehicular access.

2. Cross sections through the site of the proposed garage and the adjoining garden at 9 Brook Lane, Flitton showing the final floor level of the garage and profile in relation to

the garden of the adjoining property at 9 Brook Lane shall be submitted to and approved in writing prior to commencement of the development hereby approved. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the building and adjacent garden areas.

SCHEDULE C – OTHER APPLICATIONS

Item 12 (page 67-82) – CB/10/00880/FULL – Land East of Stotfold Mill, Mill Lane, Stotfold.

Additional Consultation/Publicity Responses

Environment Agency – No objection to the application but comment that the site lies adjacent to the River Ivel and partly within Flood Zone 3. The River Ivel falls under the jurisdiction of the Internal Drainage Board (IDB) at this location and they should be consulted. The Agency support initiatives such as this application to maintain, enhance and protect biodiversity.

Natural England – Advise that the proposals have the potential to affect species protected under European or UK legislation and refers to their standing advice on protected species.

Liz Anderson, CBC Ecologist - supports the application, the site provides an ideal opportunity for an environmental educational resource which it is hoped will be welcomed by the local community.

Additional Comments

6. Planning permission does not absolve the applicant from complying with the relevant law protecting species including obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005.

Additional/Amended Conditions

N/A

Item 13 (page 83-92) – CB/10/00681/FULL – Land West of Speedsdairy Farm, Beadlow

Additional Consultation/Publicity Responses

N/A

Additional Comments

The agenda incorrectly states that the application site is within the Maulden and Clophill Ward. This part of Beadlow is within the Campton and Chicksands Parish and is within the Shefford Ward and Cllrs are Lewis Birt and Tony Brown.

The visibility splay towards Clophill from the junction of Shefford Road/Bevis Lane has been measured by the Highways Team. The required splay of 145.0m is achievable.

Additional/Amended Conditions

N/A

Item 14 (page 93-98) – CB/10/01412/FULL – 48 Common Road, Stotfold

Additional Consultation/Publicity Responses

Comments received from Stotfold Town Council – No objections subject to neighbours being consulted

Additional Comments

N/A

Additional/Amended Conditions

N/A

Item 15 (page 99-104) – CB/10/01052/FULL – 38 Stoke Road, Linslade, Leighton Buzzard

Additional Consultation/Publicity Responses

N/A

Additional Comments

N/A

Additional/Amended Conditions

N/A

Item 16 (page 105-110) – CB/10/01054/LB – 38 Stoke Road, Linslade, Leighton Buzzard

Additional Consultation/Publicity Responses

N/A

Additional Comments

N/A

Additional/Amended Conditions

N/A

Item 17 (page 111-118) – CB/10/01171/FULL – 6 The Old Dairy, Beadlow, Shefford

Additional Consultation/Publicity Responses

N/A

Additional Comments

Following a query regarding whether or not the applicant served the correct notices in respect of the access road to the site, the agent has confirmed that to the best of their knowledge this was done.

Additional/Amended Conditions

N/A

