

CENTRAL BEDFORDSHIRE COUNCIL PLANNING DEVELOPMENT CONTROL SERVICE	
TO	AR COPY TO
07 JUL 2010	
ACK	FILE No

15 Greenways  
Eaton Bray  
LU6 2BG

  
06/07/10

Dear Mr Robertson

I wish to object to planning applications on The Five Bells Market Square Eaton Bray. CB/10/01467/FULL...CB/10/01470/FULL...CB/10/01474/FULL.

During a telephone call to your office today I have been told that the above will be going to committee and that your officers and conservation officer have recommended approval of said applications. I have also been told that if my letter arrives to you this week it will make the "late sheet" and I hope this is the case. My letter is late because of a death in my family which caused me to get my priorities right. I hope you will please take my comments into account.

#### Flooding

Although the environmental agency seem to be happy with this development and the land itself does not flood the area around it does. The Comp opposite floods on a regular basis and since Totternhoe Road has been resurfaced this too holds water in bad weather. Park Lane also has a problem with surface water and taking away soft standing land to hard standing will not do the surrounding area any good. Even with the use of permeable blocks some water will no doubt escape into the road which I understand was a problem during the floods in Yorkshire some years ago.

At one time the village pond was situated directly outside The Five Bells and my information is that it was not filled in until the late 60s/early 70s. This may or may not be the cause of flooding to The Comp and Park Lane area but has this been looked into and how was the pond filled?


#### Access

Looking at the plans I see access to at least one of the properties will go over common land. Weather this is something for you to consider or a Parish matter I do not know but surely this would not be allowed. Three of the driveways would come out in Totternhoe Road which at the moment like many places in the country is used as a rat run in mornings and evenings as a short cut between the Leighton Buzzard bypass and the A5 cutting out Dunstable.

#### Parking

Whilst I understand the need for driveways to take parking from the road I have been told that a four bedroom house needs only two parking spaces. I would assume that such a case will see parking in the already busy Totternhoe Road and to my view will cause a risk to health and safety. The development is situated close to five junctions Greenways ,The Orchards , Northall Road , The Comp and Park Lane . There could be a problem when leaving Greenways as to see around parked cars when entering Totternhoe Road.

There are also two bus stops directly outside the pub and we have busses from Luton to Aylesbury once an hour in both directions. There is also a service to Leighton Buzzard but I don't know how regular this is. The stops also serve some local school



children with private busses and extra parking in the road could cause disruption and may even be a risk to some children , three of which are mine and use both services. I believe at the moment the government are keen that people use public transport but when there are so many delays on the roads because of congestion many will not. This could be one more delay.

#### Privacy

I have worries of privacy in that parts of Greenways and Park Lane will be overlooked. Some people have small children in the area and I know that you can not do anything as to who resides in the new properties but it must be an issue.

#### Change of use

While I have long given up on The Five Bells reopening I feel that another place of the village history has been lost. The pub was trading when it was purchased and within the first week of new ownership the doors were closed and a building container placed in the garden where it remains at this moment. I have been told that the new owner is an astute business man so I can only assume that his intent from the outset was to close the pub and BUILD , BUILD , BUILD.

This may be legal but it seems very wrong to me.

The back doors to the pub were left open for weeks on end and I believe the property was entered and some items stolen. To allow your property to be unlocked or unattended does not seem to be the act of a responsible person.

It was only when the police who found it hard to contact the owner did talk to him that the pub was locked up.

#### Conservation

This is a grey area to me but I can see no benefit at all in taking away green land and placing three houses on it. At the moment it is a mess but again until new ownership the garden was in good order with the grass cut and hedge trimmed. The fence between the garden and garages to the rear of Greenways was broken and this has got worse in the last few months. In short the present state of The Five Bells is down to the owner.

#### Summing Up

Over the years as Im sure you are aware Eaton Bray has had its share of development. We seem to be loosing our green areas on a regular basis and as so many houses are earmarked for both Leighton Buzzard and Dunstable the need for more in Eaton Bray does not seem to be needed as they will also only be in a small percentage of the populations price range.

Again whilst looking at the plans I saw that the porch at the front of the pub was included. This I believe to be on common land and weather this is an issue for you or not I don't know.

This letter is not about the pub but about the loss of more green land.

If the owner were to just convert the pub and barn into a private dwelling I would probably have no objection. Keeping the gardens in good order I think would enhance our end of the village and be a welcome sight.

Yours truly,



