

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 15 SEPTEMBER 2010

SCHEDULE B

Item 8 (Page 15-42) – CB/10/01101/FULL – Land off Swaffield Close, Ampthill, Bedford.

Additional Consultation/Publicity Responses

Following the receipt of amended plans and elevations, the following comments have been received:

35 Bedford Street, Ampthill – Still object to application on the basis of an increase in traffic and congestion from the development, together with the proposed parking restrictions in Swaffield Close overburdening parking in Bedford Street.

Ampthill Town Council – The application is supported

Environment Agency – No further comments to add.

English Heritage – No further comments to add and the application should be determined in accordance with national and local policy guidance.

Natural England – No further comments to add.

Trees and Landscape Team – No comments regarding landscape as the changes can be covered by a condition for a detailed planting plan.

Archaeology Officer - Following on from initial comments on the application dated 13th May 2010 the applicant has now undertaken an archaeological field evaluation of the proposed development site. The evaluation was undertaken in accordance with a written scheme of investigation approved by the Central Bedfordshire Council Archaeologists and the works were also monitored by this team. The results of the field evaluation have demonstrated that the proposed development site has been subject to both natural and man-made disturbance. Whilst low levels of prehistoric and medieval background activity are present at the site, there is no evidence for surviving sub-surface archaeological deposits that are earlier than 20th century in date. Consequently, as the proposed development site does not contain any heritage assets with archaeological interest that would merit further investigation, there is no objection to this application on archaeological grounds.

Additional Comments

Further revised plans and elevations have been submitted showing minor amendments to the roof detail (addition of roof cowls) and bay window features to the flat blocks (ref: AA1557-2.1-002/C, AA1557-2.1-003/C, AA1557-2.1-004/C, AA1557-2.1-005/C, AA1557-2.1-006/C, AA1557-2.3/011/C, AA1557-2.3/012/C, AA1557-2.3-013/D, AA1557-2.3-014/D, AA1557-015/D, AA1557-2.3-016/D, AA1557-2.3/017/D, AA1557-2.3-020/B, AA1557-2.3-021/B, AA1557-2.3-022/A). It is

considered that these amendments to the design are acceptable and add to the character and quality of the proposed scheme.

Additional/Amended Conditions

None.

Item 9 (Page 43-54) – CB/10/02500/FULL – 73A High Street, Stotfold, Hitchin, SG5 4LD.

Additional Consultation/Publicity Responses

Additional letter of comments received, which included:

- Stotfold Town Plan states that loss of employment land (for up to 7 much-needed jobs) to residential should be resisted;
- Proposed materials not in keeping with surrounding area and omission of garages from this application;
- Common boundary wall with no. 77 should be retained at current height as per previous approval; and
- Number of anomalies within the design and access statement including size of site, history of existing buildings, presence of trees on adjacent land and general opinions on the effect of the resultant development.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 10 (Page 55-62) – CB/10/02672/FULL – 5 New Road, Clifton, Shefford, SG17 5JH.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

SCHEDULE C

Item 11 (Page 63-70) – CB/10/01759/REG3 – Mill Vale Middle School, Wilbury Drive, Dunstable, LU5 4QP.

The applicant has clarified that new fencing would be sited along the Wilbury Drive and Ridgeway Avenue frontages only, and not around the rear of the school buildings.

Additional Consultation/Publicity Responses

Tree and Landscape Officer - Confirms that he has no objection to the scheme, subject to the conditions he originally recommended, having received and considered the School's Arboricultural Report.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 12 (Page 71-80) – CB/10/02409/FULL – Russell Lower School, Queens Road, Ampthill, Bedford, MK45 2TD.

Additional Consultation/Publicity Responses

A consultation response has been received from Sport England in respect of this application. They have made the following comments:

The proposal affects a playing field and the consultation is therefore statutory, under the terms of the General Permitted Development Procedure Order 1995 (as amended).

The proposal has been considered with regard to Sport England's policy 'A Sporting Future for the Playing Fields of England' (1997). Sport England will normally oppose development that would lead to the loss of, or prejudice the use of, all or part of a playing field, without meeting at least one of the specific exception criteria identified in the above policy.

The planning application involves a children's centre building and related development which would be sited in Russell Lower School's playing field. A representative from Sport England has visited the site and part of the area affected by the proposed siting of the development would be capable of forming a playing pitch or part of one. Technically, the proposal would not be entirely consistent with exception E3 of the above policy which relates to areas of a playing field that are incapable of forming playing pitches and none of the other exceptions in the policy are considered to be applicable in relation to this proposal. However, in this instance Sport England are mindful of the following characteristics:

- The proposed development would only affect a relatively small area of the playing field (around 340 sq.m);
- About half of the site of the proposed development would be incapable of forming part of a playing pitch due to the limited space available to form a pitch due to the shape of the playing field in this corner and the constraints imposed by trees along the southern site boundary;
- No existing playing pitches would be affected and the development would not prejudice the potential for additional playing pitches to be marked out. Furthermore, the corner of the playing field affected by the proposed development is considered to be less likely to be used for marking out playing pitches in practice.

Therefore, on the basis of the above characteristics, on this occasion Sport England are satisfied that the proposal partly accords with exception E3 of the above policy and that there will be no harm to sport and recreation provision on the site with respect to the area affected which does not accord with this exception. Consequently, no objection is made to this planning application.

Additional Comments

None.

Additional Condition

None.

Item 13 (Page 81-86) – CB/10/02831/FULL – Land at Poplar Close, Sandy.

Additional Consultation/Publicity Responses

Sandy Town Council has no objections.

Additional Comments

None

Additional/Amended Conditions

None