

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 5 JANUARY 2011

SCHEDULE A

Item 7 (Page 17-232) – MB/09/00118/FULL – Land to the North of Edworth Road, Langford

Additional Consultation/Publicity Responses

3 letters have been received, 2 in support and one in objection to the proposal. The main points are summarised below:

Support letters (2)

- South Bedfordshire Friends of the Earth (letter accompanied by copies of correspondence with the Minister of State for the Department of Energy and Climate Change and a copy of an appeal decision in West Devon)
- Dispute some of the arguments about noise.
- Very few wind farms in the UK have generated noise complaints (Salford report findings)
- Benefits of CO2 reduction.
- Reference to other planning decisions made at appeal.
- Amplitude Modulation very seldom occurs and is therefore unlikely to pose a problem (Salford report findings).
- ETSU-R-97 is still recommended for use by the Government.
- The application should be approved subject to conditions

- Local resident (Baldock area)
- 2 issues that are an uncertain science are the effect of CO2 emissions on climate and mankind and the use of acoustics to assess the impact of noise on houses according to ETSU-R-97.
- The wind farm will undoubtedly save CO2
- ETSU-R-97 is based on interpretation and the noise consultant has put forward the worst case scenario. The application should be approved subject to conditions relating to the noise.
- Detailed comments on points raised in the noise report.

Objection letter – (1)

- Local resident (Langford)
- The community's right to its 'quiet enjoyment' is far more important than a poor source of energy next to countryside and schools/homes etc.
- Plans to contact local MP / Prime Minister / Communities and Local Government if the application is approved.

Additional Comments

None.

Additional/Amended Conditions

N/A.

Item 8 (Page 233- 306) – CB/10/00518/OUT – Land East of Saxon Drive & North of Stratton Park, Stratton Drive Biggleswade

Additional Consultation/Publicity Responses

One additional letter of objection has been received. This letter has raised concern in respect of the following:

- The applicant is not the landowner.
- The proposal appears to be wholly based on a regional sports business venture.
- The basis of the application remains the same – a major sports centre and a large health centre.
- Impact upon the environment and those living in the vicinity.
- The financial implications of the proposal to the residents of Biggleswade.
- The proposal is an inappropriate form of development within the countryside.
- The proposal development by reason of its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the properties adjacent to the site by reason of overlooking, loss of privacy and visually overbearing impact.
- Potential detrimental impact of noise, disturbance and nuisance from the sports pitches.
- Location on a Greenfield site.
- NHS Bedfordshire do not support the application.
- The creation of a separate sports academy will have a detrimental effect on Biggleswade Town Club – there is not the demand for a sports park of this size in this area.

Additional Information

Please see attached the recommendations section from the Applicant's submitted Phase 1 Habitat Survey produced by Middlemarch Environmental Ltd and dated September 2010. The recommendations have provided specific advice relating to nature conservation sites, habitats and those protected / notable species which would require specific surveys.

Item 9 (Page 307-318) – CB/10/01265/OUT – Wyevale Garden Centres PLC, Dunstable Road, Caddington

Amendment to Recommendation

The Agent has requested (29/12/10) deferral of the application to allow further time for the submission of a Flood Risk Assessment, as required by the Environment Agency. Following discussions with the Agent and Environment Agency we are hopeful that the only reason for refusal could be overcome in a reasonable timescale and therefore, it is recommended that the application be DEFERRED.

SCHEDULE B

Item 10 (Page 319-326) – CB/10/04039/FULL – 5A Back Street, Clophill MK45 4BY

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

SCHEDULE C

Item 11 (Page 327-344) – CB/10/03681/OUT – Shelton Farm, Lower Shelton road, Marston Moretaine MK43 0LP

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 12 (Page 345-352) – CB/10/03733/FULL – 1-23 Osborn Crescent, Shefford

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 13 (Page 353-358) – CB/10/03730/FULL – Land Fronting 18-22 Ivel Road, Shefford

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 14 (Page 359-366) – CB/10/04022/FULL – Sutton Lower School, High Street, Sutton

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 15 (Page 367-372) – CB/10/03655/FULL – Land to the front of 127 & 129 Mead End, Biggleswade

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 16 (Page 373-378) – CB/10/04382/REN – 15 Shefford Road, Meppershall SG17 5LJ

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None