

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 02 MARCH 2011

SCHEDULE A

Item 7 (Page 15-24) – CB/10/04207/FULL – Land adjacent Arlesey Railway Station, Old Oak Close, Arlesey.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 8 (Page 25-42) – CB/10/04522/FULL – No. 1 and The Chestnuts Friars Walk, Dunstable, LU6 3JA.

Additional Consultation/Publicity Responses

1. Anglian Water – recommends a condition requiring the submission of details relating to surface water drainage strategy/flood risk.
2. Tree and Landscape Officer – In response to the submitted Arboricultural Implications Assessment and Method Statement can now withdraw objection to the scheme and recommend conditions. The following works and assurances would be sufficient to overcome previous concerns:
 - The roof of the cycle and bin store would be removed and the floor would be of a solid but permeable construction;
 - Tree T9 (Lime) within the site but forming part of the boundary screening with Viceroy Court would be removed and replaced with a specimen tree of approximately 20cm stem thickness, the species of which to be agreed;
 - Confirmation that all identified no-dig areas of construction are appropriate for this form of construction.
3. Highway Engineer – In response to the submitted additional information can now withdraw his objection to the scheme and recommend conditions and informatives. The additional information relates to the seven flats and the applicant being able to demonstrate that a reduced car parking provision would be acceptable. This encompasses obtaining car ownership levels from Census data and uses the research methodology for calculating parking provision as set out in the Department for Communities and Local

Government (DCLG) document 'Residential Car Parking Research' (May 2007). On that basis the applicant has demonstrated that the likely car ownership for the flats would be 0.89 cars per dwelling. If the car parking provision were to be unallocated then the parking requirement would be 7 spaces. A total of nine spaces are proposed which includes provision for visitors and this would be acceptable in the light of the new information, provided these spaces are unallocated which can be regulated by condition.

Additional Comments

Following the comments of the Tree and Landscape Officer amended plans have been submitted which show the roof over the refuse and cycle storage area removed. While the full removal of a roof over this area would overcome the concerns of the Tree and Landscape Officer, we consider that an open cycle and refuse store would be unsatisfactory. There would be likely to be pressure in the future from residents for this area to be covered particularly given the proximity to trees. It is considered that this further reinforces that the form of development proposed is not suitable for this site and would be out of keeping with the Area of Special Character and the locality generally.

As the Tree and Landscape Officer has confirmed that he no longer wishes to raise an objection to the scheme, recommended refusal reason 3 is to be omitted and refusal reason 1 amended to delete reference to the likely adverse effect upon trees protected by Tree Preservation Orders.

The Highway Engineer has also withdrawn his objection to the scheme. Accordingly, recommended refusal reason 4 can be omitted.

In accordance with the Planning Obligations Supplementary Planning Document, a Unilateral Undertaking should have been submitted with the application for the provision of financial contributions toward infrastructure in the local area. As this has not been submitted we consider that this should also form a separate reason for refusal.

Additional/Amended Reasons for Refusal

1. The proposed development would, by reason of the siting, design and scale of the dwellings, fail to reflect the existing pattern of development in this part of the Bull Pond Lane/Friars Walk Area of Special Character. The proposed development would appear overdeveloped with insufficient green space about the dwellings in relation to the character and appearance of other properties in the locality. The proposal would thereby be detrimental to the character and appearance of the Area of Special Character and the locality generally, contrary to national guidance in PPS3: Housing and Policies BE6, BE8 and H2 of the South Bedfordshire Local Plan Review.

Omit recommended refusal reasons 3 and 4 as set out in the main agenda and add new reason 3 as follows:

3. A Unilateral Undertaking has not been submitted with the proposal in order to make a financial contribution towards infrastructure provision in the local area. As such the proposal is contrary to the Central Bedfordshire Council Southern Bedfordshire Planning Obligations Supplementary Planning Document.

Item 9 (Page 43-54) – CB/10/04579/FULL – Oak Tree Farm, Potton Road, Biggleswade, SG18 0EP.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

SCHEDULE B

Item 10 (Page 55-74) – CB/10/03200/FULL – Trinity Hall Farm, Watling Street, Hockliffe, Leighton Buzzard, LU7 9PY.

Additional Consultation/Publicity Responses

Highway Officer

‘Further to my comments made on the 17th December 2011, there have been some concerns raised in terms of traffic generation and the routes which are to be used for the transportation of the crops. The bulk of the traffic generated by the proposed development will occur during the maize harvesting season, which is mid to late September and will be spread over a period of 15 to 20 days.

The source of the crop has not been identified at this stage, however the applicant has suggested it could be sourced within an 8 mile radius of the site. This wide spread area could potentially disperse the traffic generated by the development rather than having it concentrated to one specific area. Indeed it could be argued that which ever agricultural holding is used to source the maize, this land may already be producing a crop which requires harvesting and transporting off-site. In other words the traffic generated by the transportation of the maize, may be traffic which already exists on the road network.

As the crop may be sourced within an 8 mile radius it is difficult to provide advice to the applicant regarding the routing of delivery vehicles. The applicant is willing to consider a planning condition to address the concerns raised regarding the routing of delivery vehicles, which will provide an opportunity for the Local Planning Authority to advise the developer of the most appropriate route to the development, thereby assisting in the safe operation of the surrounding road network and to minimise disturbance to residential properties’.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 11 (Page 75-84) – CB/10/04390/FULL – Land at Sandy Railway Station, Station Road, Sandy.**Additional Consultation/Publicity Responses**

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 12 (Page 85-100) – CB/10/04536/FULL – 39 Kings Road, Flitwick, Bedford, MK45 1EJ.**Additional Consultation/Publicity Responses**

None.

Additional Comments/Amendments

Please note the following amendments to the text in the report.

- Page 88: Under 'Adjacent Occupiers' – This should read 'Four letters of objection have been received', rather than five.
- Page 94: Under 'Alterations to the existing dwelling', 'No.s 17, 18 and 19 Kings Road' should read as 'No.s 17, 18 and 19 Princess Close'.
- Page 94: Under 'Alterations to the existing dwelling', 'No. 16 and 17 are two storey detached dwellings' should read as 'No. 16 and 17 are two storey semi-detached dwellings'.

Additional/Amended Conditions

None.

SCHEDULE C

Item 13 (Page 101-114) – MB/08/02060/FULL – Land adjacent to 33 Marshalls Avenue, Shillington.

This application has been WITHDRAWN.

Item14 (Page115-120) – CB/10/04516/FULL – 19 Ashwell Street, Leighton Buzzard, LU7 1BG.

Additional Consultation/Publicity Responses

None.

Additional Comments

An amended plan has been received, reference number RM 07/174.1 A, that reduces the ridge height of the proposed two storey extension by 0.2 of a metre and changes bedroom number 3, as shown on previous drawing number RM 07/174.1, to a study. It is considered that the proposed changes are very minor and would not amend the issues relating to overbearing, overshadowing, loss of sunlight and daylight as mentioned in the Committee report.

Additional/Amended Conditions

None.