

## **LATE SHEET**

### **2.00 PM MEETING**

#### **DEVELOPMENT MANAGEMENT COMMITTEE – 17 AUGUST 2011**

##### **SCHEDULE A**

***Item 13 (Page 89-98) – CB/11/01889/FULL – Land to the South West of Breakheart Hill Farm, Fordfield Road, Millbrook.***

##### **Additional Consultation/Publicity Responses**

None.

##### **Additional Comments**

Please see Appendix to the late sheet to see full comments from the Council Agricultural Advisor, Mr A G Coombe and the rebuttal to these comments by Reading Agricultural Consultants dated July 2011.

##### **Additional/Amended Reasons**

None.

***Items 14 (CB/11/01817/FULL); 15 (CB/11/01759/FULL); 16 (CB/11/01965/FULL) and 17 (CB/11/01950/FULL) (Pages 99-122) – Applications at No. 1, 2, 4 & 12 Crowther Court, Shortmead Street, Biggleswade.***

##### **Additional Consultation/Publicity Responses**

None.

##### **Additional Comments**

There is no Article 4 Direction in place in the area and had the properties involved been residential houses, and not flats, they would not have had to seek planning permission for replacing the windows despite being in the Biggleswade Conservation Area.

##### **Additional/Amended Reasons**

None.

##### **SCHEDULE B**

***Item 18 (Page 123-134) – CB/11/01395/FULL – Woodlands Nurseries, Biggleswade Road, Upper Caldecote, Biggleswade.***

**Additional Consultation/Publicity Responses**

The application was advertised as a departure from local planning policy on the 5<sup>th</sup> August 2011 and a new site notice displayed on this date. This consultation period will end on the 26<sup>th</sup> August 2011. It is therefore requested that should the Committee be minded to approve the application that the decision be delegated to the Head of Development Management should no further objections or issues be raised.

**Additional Comments**

None.

**Additional/Amended Conditions**

None.

***Item 19 (Page 135-150) – CB/11/01833/FULL – Tempsford Hall, Station Road, Tempsford, Sandy.***

**Additional Consultation/Publicity Responses**

*Neighbours:*

Please note that 14 additional letters of objection were received after the report was completed, one containing a petition with 127 signatures. The grounds of objection are:

- The impact on noise, safety, and pollution as a result of the proposed exit onto Station Road and additional volume of traffic leaving the site onto Station Road
- Light pollution from the extended car park lighting
- Loss of privacy and overlooking of gardens in Home Farm Close from the Trim Trail and car park
- Loss of outlook with views over the car park
- The impact on the archaeology within the area of the proposed fitness suite and MUGA
- Impact on wildlife
- Concerns about the opening hours of the fitness suite and MUGA.

*Highways:*

Recommended conditions:

1. Before development commences details of the mitigation works and timing for implementation to be carried out at the site access and verge opposite on Everton Road shall be submitted to and be approved by the Local Planning authority and the approved details shall be implemented as approved.

Reason: In the interest of road safety.

2. On completion of the development the areas affected by construction, staff and commercial traffic at the site access and verge opposite Everton Road access shall be reinstated to grass.

Reason: In the interest of road safety.

3. Before development commences, the passing bay and relocation of the barrier at the Everton Road access shall be carried out as illustrated on drawing No 004 – 01.

Reason: In the interest of highway safety.

4. Before the development is occupied, a Travel Plan which includes the following:
  - fully assess the policy context for Travel Plan
  - include sufficient information on existing traffic flows on surrounding highway network and predicted flows after the proposed development is operational,
  - confirm bus routes/frequencies that stop at the closest bus stop to the site;
  - confirm whether cycle spaces and other facilities are currently provided on site;
  - confirm the provision of pedestrian crossing points (if any) in the site vicinity;
  - consider the introduction of car parking charging, installation of electric vehicle charging posts or home working policy for staff , shall be submitted to and approved by the Local Planning Authority and be implemented as approved.

Reason: In order to ensure that car travel to the development is reduced in the interest of highway safety and to encourage the use of sustainable modes of transport.

### **Additional Comments/Amendments**

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

- Page 88: Under 'The Application' – This should read 'an additional **113** car parking spaces' rather than 104.
- Page 144: Under 'Highways and Parking', first paragraph – This should read 'It is proposed to create an additional **113** car parking spaces (rather than 120) resulting in a total of **433** parking spaces, (rather than 440). This is an overall reduction of 20 from the **453** spaces originally proposed (rather than 460) when the application was submitted.'

### **Updates following Member's questions at the site visit:**

- 1) *Increase in floor space across the site:*

The existing total building floor space on the site is: 10,230m<sup>2</sup>

This comprises of:

3 main buildings (Hall, 1960s & 1980s extension) = 7830  
Lysander House = 1970  
Workshop = 205  
Temporary office = 125 (**being demolished**)  
Cricket changing = 40m<sup>2</sup> (**being demolished**)  
Pool change/equip = 50m<sup>2</sup> (**being demolished**)

The total amount of floor space being demolished is: **4225m<sup>2</sup>**

The resulting floor space on the site as proposed is: 11,025m<sup>2</sup>

This comprises of:

3 main buildings = 8280  
Lysander House = 1970  
Extended workshop = 440  
New fitness suite = 335

This results in an additional area of floor space of **795m<sup>2</sup>**.

2) *Location of temporary staff accommodation:*

The temporary staff accommodation building would be on the site of the existing swimming pool to the west of the main building.

#### **Additional/Amended Conditions**

None.

***Item 20 (Page 151-160) – CB/11/01415/VOC – Fairfield Hall, Kingsley Avenue, Stotfold.***

#### **Additional Consultation/Publicity Responses**

None

#### **Additional Conditions**

It is considered that a making good condition should be included with any planning permission to safeguard the setting of the Grade II Listed Building, namely Fairfield Hall.

#### **Additional Informatives**

None.