

Item No. 7**SCHEDULE B**

APPLICATION NUMBER	CB/11/03341/FULL
LOCATION	Land rear of Almhouses 53 North Street, Leighton Buzzard, LU7 1EQ
PROPOSAL	Demolition of existing house, outbuildings and boundary wall and redevelopment of site with 10 houses and 5 flats and all ancillary works and reconstruction of boundary wall to No. 51 North Street.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard North
WARD COUNCILLORS	Cllrs Johnstone, Shadbolt & Spurr
CASE OFFICER	Vicki Davies
DATE REGISTERED	22 September 2011
EXPIRY DATE	22 December 2011
APPLICANT	Trustees of the Leighton Buzzard Townlands Trust
AGENT	BHD Ltd
REASON FOR COMMITTEE TO DETERMINE	At the request of Cllr Shadbolt due to concerns regarding the impact on the Listed Almhouses
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That authority be delegated to the Director of Sustainable Communities to refuse the application on the following grounds:-

1. The applicant sought to demonstrate that the development would be financially unviable if it were subject to the contributions set out in the Planning Obligations Supplementary Planning Document (SPD)(south) 2009. The development proposal of 10 houses and 5 flats in this location would therefore be unable to contribute financially towards mitigating the additional pressures it places on services in the locality. There are currently no surplus spaces within local schools where children from the development could be accommodated and the lack of financial contributions would place an unacceptable burden on education services. The proposal is therefore contrary to Planning Obligations Supplementary Planning Document (SPD)(south) 2009.
2. Adequate provision cannot be made within the site for the parking of vehicles clear of the public highway to meet the standards set out in the design guide "Design in Central Bedfordshire: A Guide to Development" and the Local Transport Plan 3 (LTP3) Appendix H, emerging draft Car Parking Strategy to the detriment of the safety and convenience of users of the highway.

3. Plots 5 & 6 would have amenity space covering less than 50sqm contrary to the design guide, Design in Central Bedfordshire: A Guide for Development, Design Supplement 1: New Residential Development, which requires 100sqm for family homes and a minimum of 50sqm. The lack of sufficient amenity space for these plots and the absence of amenity space for the 5 flats is reflective of the overdevelopment of the site.

Notes:-

1. Prior to consideration of the application the Committee were informed of the recommendation to remove conditions 4 and 15 and include these within a S106 agreement.
2. An additional condition 32 relating to a Tree Protection Plan and Arboricultural Method Statement would need prior consent by the Local Planning Authority.
3. An additional informative would be added at 16 relating to the consent being granted in recognition that no underground services were scheduled to be routed through the Root Protection Areas of retained "off-site" trees.
4. Prior to consideration of the application the Committee received representation made in accordance with the Public Participation Scheme.