

## **LATE SHEET**

### **DEVELOPMENT MANAGEMENT COMMITTEE – 04 JANUARY 2012**

#### **SCHEDULE B**

#### ***Item 7 (Page 11-42) – CB/11/03341/FULL – Land rear of Almshouses, 53 North Street, Leighton Buzzard.***

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

Tree and Landscape Officer – Recommends conditions to protect the “off site” trees located close to the boundary of the application site and requests a landscaping scheme be secured by condition. A condition relating to landscaping has already been included in the report and the additional conditions are set out below.

A further response was received in response to consultation on amended plans on behalf of all of the Almshouses residents, residents of other listed buildings in North Street and other interested parties. The letter repeats the previously made objections which the writer considers have not been addressed. All objections raised have been considered within the report to Members.

Two letters from neighbouring residents were received in response to consultation on amended plans repeating the objections previously made which have been addressed in the report.

One letter was received in response to consultation on amended plans from a nearby resident who had not previously commented raising concerns that the proposed development would greatly increase the road traffic in the area which is almost gridlocked at certain times. The resident also states that it would increase road noise and atmospheric pollution and it would be unsafe for vehicles exiting the development onto North Street. Issues of access and parking are addressed in the report to Members.

#### **Additional Condition**

32. Prior to development, a Tree Protection Plan and Arboricultural Method Statement shall be submitted to the Local Planning Authority for approval, and will be based on the findings of the Tree Constraints Plan (Ref. BHD17758-01), which forms part of Appendix 3 of the Tree Report supplied by ACD (Ref. BHD 17758tr) made in support of the application. The Tree Protection Plan and Arboricultural Method Statement shall clearly show the position and build specification of tree protection, to be erected along the edge of the calculated Root Protection Area. The protective fencing shall form a "Construction Exclusion Zone" (as specified in Section 9 of BS 5837:2005), which shall be demarcated by Protective Barriers (as specified by Figure 2 of the BS 5837:2005) and will be for the purpose of avoiding direct canopy and root damage and localised compaction of the rooting medium of retained "off-site" trees by plant and machinery.

Reason: To safeguard the integrity of the rooting medium, rooting system and existing canopy spread of trees located "off-site" in neighbouring property, in the interests of maintaining the health and appearance of boundary trees contributing to visual amenity and effective boundary screening.

#### **Additional Informative**

16. Consent is being granted in recognition that no underground services are scheduled to be routed through the Root Protection Areas of retained "off-site" trees. If any services are subsequently required to be routed through those areas protected under the Tree Protection Plan, then this work shall be carried out in full accordance with the National Joint Utilities Group (NJUG) Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees"

#### ***Item 8 (Page 43-52) – CB/11/03394/LB – 51 North Street, Leighton Buzzard.***

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

None.

##### **Additional Comments**

None.

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

None.

#### ***Item 9 (Page 53-74) – CB/11/03719/REN – White Lion Retail Park, Boscombe Road, Dunstable.***

This application has now been **WITHDRAWN**. An application for approval of Reserved Matters is expected under the first outline permission.

#### ***Item 10 (Page 75-84) – CB/11/04251/FULL – Park House Nursing Home, Mill Lane, Sandy.***

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

One letter received from neighbouring property. Object to expansion of a business in a residential area, already disturbed by visitors and deliveries – extension will lead to more disturbance, builders vehicles causing noise and disruption, concerned about removal of trees and conifer hedge, possibility of noise from additional patients, added pressure on drainage.

Internal Drainage Board - No objection.

**Additional Comments**

None.

**Additional/Amended Conditions**

None.

***Item 11 (Page 85-90) – CB/11/04252/LB – Park House Nursing Home,  
Mill Lane, Sandy.***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

None.

**Additional/Amended Conditions**

None.