

## **LATE SHEET**

### **DEVELOPMENT MANAGEMENT COMMITTEE – 28 MARCH 2012**

#### **SCHEDULE A**

##### ***Item 7 (Page 11-20) – CB/11/04330/FULL – 34 The Mount, Aspley Guise, Milton Keynes, MK17 8EA***

It is recommended that this application be deferred.

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

The highways officer has recommended various conditions to be attached in the event that the application is approved.

#### **Additional Comments**

The house is to be set back 16m (approx) from the back edge of the road (The Mount).

The two storey element of the house is to be at a distance of 2.75 metres (approx) from the trunk of the Oak tree to the north.

The proposed terraced area on the house is to be at a distance of 2.5 metres (approx) from the trunk of the TPO'd Lime tree to the north/north east.

The applicants have submitted a Tree Survey and proposed tree retention/removal report with illustrative layout (Forbes-Laird Arboricultural Consultancy) the notes on Tree Friendly Construction are attached as appendix.

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

None

#### **SCHEDULE B**

It is recommended that this application be deferred

##### ***Item 8 (Page 21-36) – CB/11/04051/FULL – The Firs 85 High Street, Ridgmont, Bedford, MK43 0TY***

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

The occupier of The Old Chapel has advised further in writing that since the application is retrospective then recommended condition 2 fails to protect her amenity as it does not require details of existing extraction at the site to be submitted

within a certain timescale. If the condition is not modified then she advises that she will give consideration to legal re-address.

*Note: The Environmental Health Officer (E.H.O.) has advised that no new extract system be installed at the premises without the benefit of planning permission.*

*The E.H.O. has been requested to comment on the concerns raised above by the neighbour and any comments received are to be reported verbally to the planning Committee.*

The planning agent has raised concerns in writing that condition 3 – which refers to the use of the cross hatched area as a private domestic garden with no tables or commercial paraphernalia placed upon it - needs to be made clearer and has suggested that a clause be added saying other than for a table for personal use by the permanent occupants of the family.

*Note: Officers are of the view that condition 3 can be amended to include this request.*

### **Additional Officer Comments**

The applicant has, at the request of officers, submitted a revised site layout plan which shows the cross hatched café garden area coloured in green – plan No. SE2698/D

### **Additional/Amended Conditions**

Condition numbers 1, 2, 3 and 7 shall be amended to refer to plan No. SE 2698/D and not SE 2698/C to accord with the above submitted revised plan showing the green cross hatched café garden area.

#### Condition 3

The area cross hatched – on drawing No. SE 2698/D – shall only be used as a private domestic garden area for the personal enjoyment of Mr and Mrs Woolard, Mrs Woolard senior and family and shall not be used for any commercial purposes except access to the bed and breakfast Accommodation. No tables or commercial paraphernalia shall be placed on the private garden area other than one table for personal use by persons named above and their family.

*Reason: To define the permission hereby granted, for the avoidance of doubt and to safeguard the amenities of occupiers of the nearby residential properties.*

Condition 4 to be amended to read as follows:

No outside area other than the area hatched green on Plan No. SE 2698/D shall be used as a café garden area for the customers of the café and the bed and breakfast accommodation. Before the outside café garden area hereby permitted is first brought into use a detailed scheme for the provision of signage to each garden area and a picket fence to the rear of the café garden area, as indicated on drawing No SE 2698/D, shall be submitted to the Local Planning Authority for its approval in

writing. The approved signage and fence shall be erected before the café garden area is first brought into use and thereafter retained.

Reason: To ensure that the various areas of the site are clearly indicated with signage so that the amenities of occupiers of nearby residential properties are safeguarded at all times.

***Item 9 (Page 37-48) – CB/11/03946/REN – Meat And Livestock Commission, Hitchin Road, Stotfold***

**Additional Consultation/Publicity Responses**

Revised Comments Stotfold Town Council – Having reviewed their response the Town Council now confirm that they have **no objection to the application**. They comment that their previous comments were only to reiterate their objections to the original application.

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 10 (Page 49-58) – CB/12/00570/FULL – 1 Brook End, Hatch, Sandy, SG19 1PP***

**Additional Consultation/Publicity Responses**

1. The applicant has confirmed the description of development can be amended as referred to in the report under Section 4. Other issues

2. The IDB has responded to say it is not clear which method of storm water disposal is to be employed. A suitably worded condition should be attached. However as the site is just outside the floodplain and surface water drainage is covered by separate legislation it is not considered a condition is necessary in this instance. A note to applicant should be attached to inform the applicant of the IDB comments.

**Additional Comments**

None

**Additional/Amended Conditions**

None