

## **Item No. 10**

<b>APPLICATION NUMBER</b>	<b>CB/12/02846/FULL</b>
<b>LOCATION</b>	<b>Land South of Station Road and West of Three Star Park, Lower Stondon,</b>
<b>PROPOSAL</b>	<b>Construction of access road and parking to serve proposed allotments.</b>
<b>PARISH</b>	<b>Stondon</b>
<b>WARD</b>	<b>Arlesey</b>
<b>WARD COUNCILLORS</b>	
<b>CASE OFFICER</b>	<b>Nikolas Smith</b>
<b>DATE REGISTERED</b>	<b>16 August 2012</b>
<b>EXPIRY DATE</b>	<b>11 October 2012</b>
<b>APPLICANT</b>	<b>Bovis Homes Limited</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>This application is being determined by committee because of significant local interest in it.</b>
	<b>Full Application - Granted</b>

### **Planning Context:**

If planning permission is granted for this development, it is proposed that it would be delivered through a s106 agreement attached to an application for housing in Lower Stondon (12/2929). That application has not yet been determined. Notwithstanding the potential relationship between the two developments, this application should be determined on its individual merits.

### **Site Location:**

An area of land around 200m to the south of Station Road and to west of the eastern edge of Three Star Park.

### **The Application:**

Planning permission is sought for the laying of a road that would be 300m long and 6m wide. It would provide car parking and turning facilities to serve 60 allotments. Planning permission is not needed for the change of use of the land to allotments but it is needed for the access road and for the parking spaces.

### **Relevant Policies:**

National Planning Policy Framework (2012)

Core Strategy and Development Management Policies (2009)

DM3 High Quality Development  
DM4 Development Within and Outside of Settlement Envelopes

### Representations:

Town Council Recommend approval subject to a review of the need for fencing and a secure entrance

Neighbours Support

Site and press notices were displayed in additional to letters being sent. The Stondon Allotment and Leisure Gardeners Association wrote in support of the application and included a copy of a petition in support containing 77 signatures from residents of Three Star Park.

#### Objection

34 letters of objection were received, commenting as follows:

- There would be an increase in crime and vermin
- This is the wrong place for allotments – near to Three Star Park where many elderly people live
- There would be loss of privacy for people on Three Star Park
- People might not use the allotments and the Parish Council should be providing them
- Parking and speeding are already a problem in the area
- Facilities in Stondon are disproportionately located.
- This application is linked to the Stondon housing application.
- The facility might not come forward.
- A facility like this would not be in accordance with the site allocation policy for development in Stondon.

It should be noted that a large number of the comments received referred to the application for housing in Stondon (12/2929) or this application's relationship with it and those are not matters for assessment as part of the determination of this application.

### Consultee responses:

Highways No objection subject to conditions

## **Determining Issues:**

The considerations in the determination of this application are:

1. The principle of the development
2. Appearance
3. Neighbours
4. Other matters

## **Considerations:**

### **1. Principle**

The National Planning Policy Framework (2012) states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities and that decisions should plan positively for the provision and use of community facilities to enhance the sustainability of communities. It states that access to high quality open spaces and opportunities for recreation can make an important contribution to the health and well-being of communities.

The use of this land would not require planning permission but in order that the facility was useful, it would need capacity for parking and turning and it is that which this development would provide. The vehicular access would allow for the maximum use of what would be a valuable community facility and it would be acceptable in principle.

### **2. Appearance**

Whilst large, the road would be located at the eastern edge of the site, where its impact on its appearance would be as modest as it might be. A condition would ensure that the surface material was as unobtrusive as possible.

### **3. Neighbours**

The access road itself would have a very small impact on the neighbours to the east at Three Star Park. It would carry traffic along the western boundary of that site but the volume of the traffic would be small and traffic calming would prevent cars from moving quickly along it.

The road would facilitate the use of the site for allotments which is fairly discreet activity, unlikely to cause significant disturbance and naturally controlled by day light hours. Health and Safety issues raised by people objecting to the development would, if necessary, be regulated by other Council departments but the likelihood of difficulties being caused by local people tending to allotments would be very small. An existing fence on the boundary between the two sites would be repaired where necessary.

#### 4. Other matters

##### Traffic and parking

In total, 40 car parking spaces would be provided. There would be two turning areas and a series of raised passing points that would control the speed of traffic. These provisions would adequately meet the needs of people using the allotments.

The submitted drawings show the road linking to the proposed housing development to the north of the site. Planning permission has not been granted for that development and so there is no road network for this access to connect to. As a result, a condition would require the approval of details showing how the proposed road would connect with the road network. If permission is granted for the housing development, it could be through that site. Further, a legal agreement would prevent this development from coming forward before the nearby housing development.

The development would not place undue pressure on Station Road by virtue of the modest scale of the facility and the likely type and amount of its use.

##### Entry gates and security fencing

The Parish Council have questioned whether there would be a real need for security entry or fencing. As a result, a condition would require details of these features, notwithstanding those shown on the submitted drawings.

#### **Recommendation:**

That Planning Permission be granted subject to the following conditions and the signing of a legal agreement preventing the commencement of this development before the housing development to the north, if permission is granted for that development:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall commence at the site before details of the materials to be used in the construction of the road have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved.**

**Reason: To ensure a satisfactory appearance at the site.**

- 3 **No development shall commence at the site before details of any security entrance gate and fencing at the site have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved.**

**Reason: To ensure a satisfactory appearance at the site.**

- 4 **No development shall commence at the site before details of how the proposed road will connect with the public highway have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

**Reason: To ensure that the site is accessible.**

- 5 The development shall not be brought in to use before the junction of the proposed access with the highway has been constructed in accordance with the approved details.

Reason: In the interest of highway safety.

- 6 The development shall not be brought in to use before details showing that on site vehicular areas will be constructed and surfaced in a stable and durable manner have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: In the interest of highway safety.

- 7 The development shall not be brought in to use before the parking spaces and turning areas shown on the approved drawings have been completed. They shall be permanently retained thereafter.

Reason: To ensure that adequate parking and turning facilities are available.

- 8 **No development shall commence at the site before details of the traffic calming measures shown on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved and shall be permanently retained thereafter.**

**Reason: In the interest of highway safety.**

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [STON-03-101C, STON/03/201B and STON/03/202A].

Reason: For the avoidance of doubt.

**Reason for approval:**

The development would facilitate the use of the site for a valuable community facility and would be acceptable in principle. There would be no harmful impact on the appearance of the site or on living conditions at neighbouring properties. There would no harmful impact on the safe and free flow of traffic. The development would be in accordance with the objectives of the National Planning Policy Framework (2012), the Central Bedfordshire Core Strategy and Development Management Policies (2009) and Design in Central Bedfordshire (a guide for development) (2010).

**Notes to Applicant**

**DECISION**

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