

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 27 March 2013

Item 6 –(page 11 -24) CB/13/00470/FULL – 15 The Avenue Flitwick

Additional Consultation/Publicity Responses

2 neighbour comments received in relation to the 2nd consultation, both had made representations on the original scheme.

13 The Avenue – To reiterate that this neighbour does not want his fence replaced, but an additional fence placed on the outside of it.

17 The Avenue - Noted the change of access arrangement however feels that 15 The Avenue should remain a residential property.

Additional Comments

None

Additional/Amended Conditions

None

Item 7 (Page 27 - 54) – CB/11/04445/OUT- Land at Moreteyne Farm, Marston Moretaine

Additional Consultation/Publicity Responses

Further comments have been received from CBC Highways Officer:

From funding secured from the Land at Moreteyne Farm and Marston Gate developments, the highway authority proposes to seek the following Traffic Regulation Orders:

1. A 7.5tonne weight restriction on the length from the Beancroft Road roundabout at Marston Moretaine extending in a southerly direction to the A507 junction south of Brogborough; and
2. A change in the speed limit through Brogborough village to 30mph which may be preceded by a length of 40mph limit as a buffer between the current 50mph limit to the south of Brogborough and the national speed limit to the north.

In addition as part of the land at Moreteyne Farm scheme significant changes to the former A421 trunk road are proposed, which will include the provision of traffic calming, street lighting and cycle/footway provision to be provided as part of the development.

With regards to the pedestrian crossing point associated with the land at Moreteyne Farm scheme, it is confirmed that on the basis of the development being sought as part of the current planning application, the number of pedestrian movements do not justify the provision of a formal controlled crossing on the C94 (old A421). The

development will provide a footway along the western side of the road leading to the existing splitter islands at the Beancroft Road roundabout and along Beancroft Road to join with the existing facility at Nicholls Close. In addition there is a purpose built link over the existing footbridge that would provide a segregated from vehicle traffic route into the village. This issue will however be reviewed and reassessed if and when any further development is promoted on the contingency site.

Additional Comments

The above matters have been covered within the officer's report and relevant insertions will be made to the S106 legal agreement for the delivery of the above.

The Illustrative Masterplan shows an indicative layout for the contingency site. However, this does not form part of this application and the Council would require a comprehensive masterplan for the site. Therefore a condition is recommended for a revised masterplan to be submitted omitting the detail of the contingency site.

Please find attached Dwg No. CBC/001 which appends condition 24 regarding the location of B1 units only.

Additional/Amended Conditions

Notwithstanding the details on Illustrative Masterplan (Dwg No. 3701-L-0 C), this permission shall only extend to the details relevant to this site included within the red line area (the subject of the planning application) and shall exclude the contingency site outlined in blue. A revised Illustrative Masterplan omitting the details shown within the contingency site shall be submitted within one month of the date of the decision notice and approved in writing by the Local Planning Authority. The development shall be carried out in accordance therewith.

Reason: To ensure there is a comprehensive development of the sites in accordance with Policy MA4 of the Central Bedfordshire Council's Site Allocations (North) DPD 2011.

Item 8 (page 56 – 79) – CB/12/04484/FULL – Land East of Marston Gate Distribution Park, Badgers Rise, Brogborough

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

Condition 7 –

The detailed plans to be submitted for approval of reserved matters shall indicate the following:

- *appropriate space for staff and visitor car parking,*
- *operational space for parking, loading/unloading and manoeuvring of heavy goods vehicles*
- *the safe and secure provision of cycle parking*

Development shall not begin until the detailed plans have been approved by the Local Planning Authority and no building shall be occupied until approved works have been constructed in accordance with the approved details.

Reason: To ensure adequate provision of on-site vehicle and cycle areas in the interests of highway safety.

This removes the bullet point:

- an informally surfaced cycle route through the grassland north of the building to provide an alternative cycle link to the premises from the C94 to supplement the improvements to FP4.

This is amended at the request of the applicant, as it raises concerns over cyclist safety, as the route would be likely to come out in the service yard of the development. It is considered that there is a route along the top of the site that would be sufficient for cyclist.

Additional Informative:

Could the applicant consider using unobtrusive, non reflective surfacing/roofing materials when the details are submitted at Reserved Matters stage.

Item 11 (Page 111-130) – CB/12/03121/OUT – Shelton Farm, Lower Shelton Road, Marston Moretaine, Bedford, MK43 0LP

Additional Conditions:

Notwithstanding the details shown on drawing no. 11949/300/Rev A, precise details of siting and layout for each plot shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the Local Authority has control over the layout of the development.

No development shall commence until a scheme for the relocation, repair and conversion to wildlife habitat of the timber barn has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the Local Authority has control over the appearance of the development.

The relocated timber-framed barn indicated on the area of open space on drawing no. 11949/300/Rev A shall only be used as a wildlife habitat ancillary to the use of the open space for wildlife/ecological purposes.

Reason: To ensure that the Local Authority has control over the use of the building.

The area of open space indicated on drawing no. 11949/300/Rev A shall only be used for wildlife/ecological purposes and no other.

Reason: To ensure that the Local Authority has control over the use of the land.

Item 12 – (page 133 -137) CB/13/00259/FULL – 27 High Street, Blunham

Additional Comments:

Neighbour Responses -

Two objections have been received from the same neighbour, who lives adjacent to the site. The principle concern is in relation to loss of light and the proximity of the extension to the boundary wall.

In response to this, the proposal is single storey and between 5-6m from the side wall of the adjacent property and will not extend past the rear wall of the dwelling. As such it is not considered to have a detrimental impact on the light of the adjacent property. The extension will be 1.2m from the boundary wall, which is considered adequate distance to ensure that it is not damaged.

Highway Response -

There are no changes proposed to the means of access to the highway although it is proposed to reconstruct/resurface the driveway in block paving.

As the proposal does not include an increase in the number of bedrooms, the development is unlikely to result in an increase in traffic movements and once completed is unlikely to have any impact on the local road network.

In a highway context, there should not be a restriction to the granting of permission to the above application.

There are no further updates.

Item 13 (Page 139 - 154) – CB/12/04464/RM Stables rear of 50 High Road Shillington

Additional Comments

Comments received from Bedfordshire Police - No objections

Two photographs received from Cllr Alison Graham to be made available to Members - these photographs have been included on the powerpoint presentation.

Comments received from Bloor Homes dated 20/03/13 in response to the representations detailed within the Committee Report.

I have reviewed the Report to Committee for the 27th and are pleased to note the Highway Safety paragraph under Section 4 Other matters, clarifying Access was Approved at Outline stage and does not form part of the RM submission that Members will be considering. Can I ask that this is made clear to key Members before they meet if at all possible please.

A few further observations on specific points if I may please as follows ;

1. Condition 3, covered cycle parking. Surprised to see this added as it was not raised at Outline stage and as such, has not been included on our submitted designs and does not form part of our viability appraisal for the site. Could it be reviewed please, as we would have thought the provision of garaging for the vast majority of the plots could address this.

2. Notes to Applicant, the eastern boundary adjoins existing development where 1.8 m high rear garden fencing prevails. We also have a requirement to agree a noise fence along part of this boundary by way of outline condition. Did your landscape officer mean the western boundary ? If so we have no objection to providing a hedgerow and post/rail fencing along this boundary.

3. Neighbour notification requested 2 trees to be planted in the rear garden of plot 2, we have no objection to this. We also confirm, subject to a favourable determination at Committee, we intend to start the development April 2013, with a 12 month build programme to completion.

4. Ecology, proposed Enhancement Report, (required under Outline Condition) attached was forwarded for informal comment to Elizabeth Anderson in January.

5. Waste Officer, as noted revised plans have been forwarded specifying bin locations and collection points. It is our intention at this stage for the roadway to be offered for adoption.

6. Conservation and Design, as previously confirmed, we will surface the roadway, full extent to be agreed with your colleagues in Highways, with a rolled gravel finish.

7. Shillington Village Design, there is a £10,000 payment detailed 'Sustainable Transport Contribution' in the S106 Agreement, towards the provision of a pedestrian crossing in the vicinity of the junction of Church Street / High Street, Shillington.

Officer's response to these comments by email on 20/3/13

Cycle Parking - we would wish to retain this condition. Whilst some plots have garaging the garages appear to be based on the smaller footprint as in the Design Guide and not the recent Parking Strategy, so they may not be able to accommodate

cycles and a vehicle. Also some form of cycle parking needs to be provided to those plots that have no garaging at all.

Notes to applicant - agree this should be WEST boundary. This will be reported to Committee and amended accordingly.

Item 14 (Page 157 - 172) – CB/12/1722/RM – 59 and 69 The Green, Stotfold

Additional Consultation Responses

1. Public Protection

Further comments have been received from Public Protection, who have received a desk-top acoustics report commissioned by them, completed by *Alan Saunders Associates*.

The ASA assessment concludes that the *Cole Jarman* report submitted by the applicant underestimates the impacts of the proposed skate park upon future occupants, concluding that complaints would be likely. ASA also argue that the methodology adopted by *Cole Jarman* is flawed, and should have taken into account other methods of assessment, including BS4142: *Rating Industrial Noise Affecting Mixed Residential and Industrial Areas*, and the World Health Organisation document *Guidelines on Community Noise 1999*. The ASA report concludes that even with acoustic fencing and vents, 'the skate park is likely to cause substantial annoyance to people living in the closest of the new dwellings'.

Public protection endorse the ASA report and wish to maintain their objection to the proposed reserved matters application, advising that if complaints received amount to a statutory noise nuisance, the Council will be obliged to serve a noise abatement notice, which in all likelihood will require the skate park to be relocated by Stotfold Town Council, the body responsible for the park.

2. Response from Applicant

The applicant has reviewed the ASA report and provided a rebuttal. In this *Cole Jarman* state that their own assessment is based upon actual readings taken at the site, which should therefore prove to be more reliable. In addition, they comment that the predicted assessment used by ASA is based on data from a larger, concrete skating bowl, used by up to 20 skaters over a continuous 7 hours period. *Cole Jarman* make the point that such a park would be of substantially greater scale than the small local facility at Stotfold. Ultimately, *Cole Jarman* maintain that their assessment is accurate and with the mitigation proposed (2.5m acoustic fence and acoustic trickle vents), would be unlikely to lead to complaints from new residents.

Additional/Amended Conditions/Reasons

None

Item 16 (Page 189-196) – CB/12/04305/FULL – Hadrian Lower School, Hadrian Avenue, Dunstable.

Additional Comments

For clarification, the 8 parking spaces are to remain unallocated and are intended for use by staff and visitors and will not be available for the collection and drop-off of children by parents.

Item 20 (Page 227 - 234) – CB/13/00664/FULL – 20 The Maltings, Leighton Buzzard

Additional Consultation/Publicity Responses

Leighton-Linslade Town Council – No objections

Additional Comments

None

Item 21 (Pages 235-250) CB/12/03622/FULL – Permission is sort for change of use of land to a residential caravan site for one Romani Gypsy family. The pitch to contain one static caravan, one touring caravan and parking for two vehicles with associated hardstanding, one portaloo and one septic tank. (Retrospective).

Change of description

The description of the development has been amended to remove reference to a portaloo.

Permission is sort for change of use of land to a residential caravan site for one Romani Gypsy family. The pitch to contain one static caravan, one touring caravan and parking for two vehicles with associated hardstanding, and one septic tank. (Retrospective).

The description has been amended as the portaloo would not meet site licensing requirements and therefore planning permission should not be granted for such a facility. There is an existing building on the site which could be used to provide sanitary facilities.

8. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BP-001DE & L-0101A.

Additional Informatives

6. All mobile home sites are required to obtain a Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. Further information may be obtained from the Private Sector Housing Team, Central Bedfordshire 0300 300 8000.