

Item No. 13

APPLICATION NUMBER CB/12/04464/RM
LOCATION Stables rear of 50 High Road, Shillington, Hitchin, SG5 3PJ
PROPOSAL Reserved Matters: following Outline planning permission CB/12/00645 erection of 20 dwellings together with associated garaging infrastructure.
PARISH Shillington
WARD Silsoe & Shillington
WARD COUNCILLORS Cllr Ms Graham
CASE OFFICER Samantha Boyd
DATE REGISTERED 18 January 2013
EXPIRY DATE 19 April 2013
APPLICANT Bloor Homes (South Midlands)
AGENT

REASON FOR COMMITTEE TO DETERMINE

Cllr Graham Call in - Reasons:

The access to the High Road, which is a recognised heavy vehicle rat run, and also used by doubledecker buses every week day, is too narrow, with no splay possible to the left. The access is so situated that traffic from the left, which is entering the village, frequently at speed, and coming down a gradient and round a bend, is invisible to vehicles attempting to enter the High Road from the proposed estate, to turn right.

Cars parked on the left on the High Road will exacerbate the problem of turning right, blindly onto the opposing carriageway. Another new estate (Aragon) is being finished, abutting Marshalls Avenue and exiting through it, to the left of this proposed site access. The probability of parking problems spilling out onto the High Road itself is thereby increased.

(The Marshalls Avenue exit, being further to the left, has a clear view up the hill and drivers can see approaching traffic well before it reaches them.)

Because of the complex nature of my request, I am asking for a site visit, to illustrate the problem more clearly.

Although the highways issue is the one that the parish council and I feel is crucial, we also query the ratio of parking bays to houses, the visitors' parking allocation and the lack of a play area on the site.

RECOMMENDED DECISION

Reserved Matters - Granted

Refused – That the application be refused for the following reason:

The development would, by virtue of an under provision of on-site parking and undersized garaging, result in harm to the safe and free flow of traffic. It would be contrary to Policy DM3 (High Quality Development) of the Central Bedfordshire Core Strategy and Development Policies (2009) and Appendix F (Parking Strategy) of the Central Bedfordshire Local Transport Plan (2012).

NOTE

- (1) The Committee were advised of additional consultation and information :
 - Bedfordshire Police, no objections
 - Two photographs received from Cllr Graham which were included in the PowerPoint Presentation
 - Comments received from Bloor Homes – Officers response to the comments received.

- (2) Councillor Nicols requested that a statement made by Councillor Spurr the Executive Member regarding the application and parking standards be recorded.