

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 22 MAY 2013

Item 6 (Page 7 - 44) – CB/13/00985/FULL – Paradise Farm, The Causeway, Clophill, Bedford, MK45 4BA

Additional Consultation/Publicity Responses

Private Sector Housing

The proposed site will be a licensable caravan site. In order to comply with the site licence conditions the static and touring caravans have to be positioned so that the following separation distances are achieved.

Minimum separation distance between any caravan & the boundary of the site - 3m

Minimum separation distance between two adjacent caravans - 6m

On Gypsy and traveller sites separate caravans that are occupied by the immediate members of the same family may be less than 6m apart. Therefore if all the caravans are occupied by immediate members of the same family they may be less than 6m apart, however 6m is still the recommended separation distance.

Looking at the proposed layout plan, in order to comply all of the caravans will need to be moved so that they are at least 3m from the edges of the site. I also suggest the positions of the two touring caravans are staggered so to increase the separation distance between them.

I note that the applicant is proposing to use a portaloo for the disposal of foul waste. The site licence conditions will require that there is adequate disposal of foul waste. I would regard the provision of a portaloo(s) the absolute minimum requirement provided there is a permanent service contract in place for them to be emptied on a regular basis. However I would strongly recommend that a more permanent means of disposal of foul waste is provided such as the construction of a toilet or amenity block connected to a foul mains sewer, cess tank, septic tank or package treatment works.

Comments on the Consultation Response

The applicant has removed the portaloo from the description and therefore the officer's comments in relation to this are no longer necessary.

In order to ensure that the site layout is appropriate in terms of its visual appearance as well as the site licensing requirements it is proposed that condition 5 be amended to include the requirement for a site layout plan to be submitted and approved.

Amended Condition 5

5. The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to meet any one of the requirements set out in (i) to (vi) below:

1. within 3 months of the date of this decision a scheme for the means of surface water drainage of the site shall be submitted to and approved by the Local Planning Authority, the approved scheme shall be implemented with 3 months of the date of approval;
2. within 3 months of the date of this decision the proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 10m into the site, measured from the highway boundary, arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
3. within 3 months of the date of this decision a scheme for the storage and collection of waste from the site shall be submitted to and approved in writing by the Local Planning Authority, the approved scheme shall be implemented within 3 months of the date of approval;
4. within 3 months of the date of this decision a scheme for external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority, the approved scheme shall be implemented within 3 months of the date of approval;
5. within 3 months of the new access being brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in accordance with a scheme submitted to and approved by the Local Planning Authority, the scheme shall include the details of the closure of the access, boundary treatment and landscaping.
6. within 3 months of the date of this decision a landscaping scheme to screen the site, clearly identifying ground preparation works, details of all tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities, together with the means of their protection shall be submitted to and approved by the Local Planning Authority, the approved scheme shall be implemented during the first full planting season following the completion of the development. The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.
7. within 3 months of the date of this decision a plan showing the layout of the site including the position of the caravans shall be submitted to and approved in writing by the Local Planning Authority, the approved scheme shall be implemented within 3 months of the date of approval.

Reason: To ensure an appropriate standard of development.
(CS policy DM3 and DSCB policy 43).

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.

Item 7 (Page 45 - 46) – CB/13/01044/FULL – Toddbury Farm, Slapton Road, Little Billington, Leighton Buzzard, LU7 9BP

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 8 (Page 47-60) – CB/13/01022/FULL – Houghton Hall Park, Houghton Hall Business Park, Houghton Regis

Additional Consultation/Publicity Responses

1. **Houghton Regis Town Council** – No objection
2. **Environmental Health Officer** – No objection.
3. **Leisure Services** – No comments to make.
4. **Ecology** – No objections. The proposals would not have a detrimental impact on protected species and as such have no objection to the development.
5. **Environment Agency**
No objection subject to the imposition of the following conditions, without which, the proposed development on this site would pose an unacceptable risk to the environment :

CONDITION 1 :

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

all previous uses

potential contaminants associated with those uses

a conceptual model of the site indicating sources, pathways and receptors

potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To protect and prevent the pollution of controlled waters (particularly the underlying Principal aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework

(NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.

CONDITION 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason

To protect and prevent the pollution of controlled waters (particularly the underlying Principal aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.

CONDITION 3

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

See Reason 1. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration Sustainable Drainage Systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.

Informatives

Advice to LPA / Applicant 1

Hydrocarbon contamination has been shown to be associated with car park facilities and driveways. This site is located on a Principal aquifer that is vulnerable to contamination and an investigation is required to determine the presence and the potential extent of any contamination. Also required is an investigation into any other activities or facilities such as heating oil storage tanks, either current or historical, that may have resulted in contamination of soils and/or groundwater.

Advice to LPA 2

Land contamination investigation and assessment can provide a robust understanding of the contamination present and any necessary remedial action required. However, with all due diligence, contamination can still be missed by an investigation and this condition gives the LPA the ability to require a new, or amendments to an existing, remediation strategy for any previously unexpected contamination which subsequently comes to light.

6. Neighbour consultations – Objections

81 Leafields, Flat 24 Dylan Court, Parkside Drive, 161 Cemetery Road

- No gains would flow from this project as the space does not justify it. The development is disproportionate and not sympathetic to the size and character of the Park.
- Extending the car park only serves to increase parking for the office community on the Woodside Estate who already use the existing car park.
- Car park is always full between 9 am and 5 pm leaving limited spaces for the public.
- There is much traffic coming through the town already and the visitors centre would attract even more.
- The development would disturb the wildlife in the park.
- Development would attract anti-social behaviour and detract from the long term sustainability and amenity value of the Park.
- Loss of green space, visual impact, promotion of car use would not justify the provision of 76 car parking spaces.

Item 9 (Page 61-72) – CB/13/0810/FULL – 4A Moor End Lane, Eaton Bray, Dunstable, LU6 2HW

Additional Consultation/Publicity Responses

Buckingham and River Ouzel Internal Drainage Board – It is not clear from the application which method of storm water disposal is to be employed. If it is by way of soakaways then it is essential that the ground conditions be investigated and if found satisfactory the soakaways be constructed in accordance with the latest BRE Digest 365. In the event that ground conditions are not found to be suitable for soakaway drainage any direct discharge into the nearby watercourse will require the Board's prior consent. Request a suitably worded condition.

Comments on the Consultation Response

The application is for a two storey extension to a recently constructed dwelling. The planning permission for the dwelling required by condition the submission of details of surface/storm water disposal. The details were submitted and approved. It is therefore considered that an informative to advise the applicant is sufficient as there are existing approved surface water disposal arrangements.

Additional Informatives

3. The Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest.

In the event that ground conditions are found not to be suitable for soakaway drainage, any direct discharge to the nearby watercourse will require the Board's prior consent. Please contact the Internal Drainage Board at Cambridge House, Cambridge Road, Bedford, MK42 0LH - Telephone (01234 354396) - E-mail contact@idbs.org.uk

Item 10 (Page 73-88) – CB/13/00967/RM – Brogborough Club House, Bedford Road, Brogborough, Bedford, MK43 0XY

Additional Consultation/Publicity Responses

None

Additional Comments

The Committee Report states that the reason for the application being brought to Planning Committee is due to a Councillor Call-in and Departure. This is incorrect. The reason the application has been brought to Planning Committee is because the application is for a Major Development and the Council has received material representations from the Parish Council that could not be overcome by negotiation or planning condition.

Additional/Amended Conditions/Reasons

None

Item 11 (Page 89-110) – CB/13/00554/FULL – Land off Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BD**Additional Consultation/Publicity Responses**

Four further letters/emails received objecting to the application and raising the following points:

- Loss of privacy as site overlooks 108, 169, 175 and Swallowfield
- Increase in noise
- Extra waste water
- Repositioning of footpath
- Site access on dangerous bend and extra traffic accessing A1
- Possible subsidence as site is adjacent to old grave pit
- Contrary to planning policies CS1, CS8, CS18, DM2, DM3, NPPF 47, 50, 54, 58-64, 90
- Refusal of applications at 150 Biggleswade Road
- Inappropriate assessment of need
- Add to speeding cars on Biggleswade Road
- Unsafe for pedestrians
- Site is away from main centre of the village
- Site outside settlement envelope, layout not in keeping
- Lead to congestion in Manor Place (the school entrance)
- Site in Ickwell Road is preferred
- Further congestion in the area
- Other applications for housing refused nearby

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 12 (Page 111-120) – CB/13/00723/FULL – 31 - 35 Cambridge Road, Sandy, SG19 1JF**Additional Consultation/Publicity Responses**

A further email received from the occupier of 4 Malaunay Place stating the following:

Thank you for your advice earlier today, when I shared that I was unable to attend the planning meeting on 22nd May due to work commitments that I have been unable to change. I attach some bullet points below that I would appreciate being considered at the meeting. If you could ensure that these points are seen by the planning committee I would really appreciate this.

1. Privacy for No 4 will be severely affected and totally unacceptable - the new build upper front bedroom windows will look straight down into the back garden and back door and into the kitchen area.

2. Driveway access and parking facilities are already very difficult, an additional 4 bedroom property with additional cars will make the situation a hazard and intolerable.

3. The access strip of land for the proposed build has been maintained by the owners of No9 for 14 years. At no time has the local council ever maintained this area. Paul Fox, Site Manager for Wheatley Homes advised that this land was being held as 'ransom land' by Wheatley Homes. This raises the question of ownership of the land, either by Wheatleys or the residents of No9 having some claim given their upkeep of the area.

4. Right to light - this build will have a detrimental impact to access to natural light. Currently this area has a number of high trees, if these were properly maintained this would provide greater direct sunlight (something a large new house would not offer!). The trees are most pleasant as they are home to a number of different bird species and there is sound evidence of bat occupancy. The destruction of such a natural habitat for wildlife is questionable.

5. Right to open land - I am aware of a recent application (in the last couple of years) to erect a fence on the access strip of land, which was rejected due to the loss of 'open land'. A property build would completely eradicate the open land that is currently enjoyed by the residents, and will be detrimental to the character of the street.

6. Reasons for rejecting the last application were (taken from the Central Beds website):

The development would, as a result of the size of the proposed dwelling and the constrained nature of the plot, cause a cramped form of development, to the detriment of the character and appearance of the surrounding area. Furthermore, by reason of the proximity and orientation of the retained willow tree on adjoining land to the rear result in an unsatisfactory level of amenity for future occupiers. As such the proposal is contrary to the National Policy Framework Document and Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.

The revised application does little to address the constrained nature of the plot, particularly for the front area of the property where impact on other residents will be most felt.

A further email was received from the occupiers of 8 Malaunay Place stating the following:

We have written objection letters listing my issues previously with regards to the above application, but would also ask that the points below are given to the planning committee for discussion and consideration at their meeting on 22nd May 2013.

· Malaunay Place was built as a small development of just 12 houses and at construction did not have any pavements included, which is still the case today. As a result of this residents and children have to walk in the road to go to the town and

school. As you can appreciate this is highly dangerous and if planning permission is granted will cause increased traffic from construction vehicles during the build. A new 4 bedroom house will also bring at least 2 more cars into the close (plus increased traffic from their visitors) on a very regular basis.

· I have major concerns over the environmental impact as there is a large amount of wildlife that frequent the trees (including bats) and would expect a full survey to be carried out before any decisions are taken.

· Malaunay Place had Block Paving laid after the building of the houses. If planning is granted, construction traffic could have an impact on the loading of these blocks, which may cause subsidence of the road. Will the council confirm that finance will be available to relay the road to the original condition?

We are unable to attend the meeting so would ask that the points above are taken into account.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 13 (Page 121-136) – CB/12/04398/FULL – 34 Mill Road, Cranfield, Bedford, MK43 0JL

Additional Consultation/Publicity Responses

None

Additional Comments

Tree and Landscaping Comments:

Site at present has no substantial vegetation on it.

There is a proposed landscape plan supplied with the application which includes tree and shrub planting along the north and east boundaries.

Proposed on the north boundary species include *Malus domestica* alongside the proposed driveway for Plot 1. I would suggest that with the spreading habit and annual fruit fall it would be better to choose a more fastigate species which does not have fruit, and include the *Malus domestica* in the rear garden.

I would suggest replace the *Prunus padus* in the rear of Plot 1 with a *Pyrus chalcidifolia* which has a less spreading habit and tends to hold its leaves to a large extent throughout the winter which will afford better screening from the window on the side of 37 Lordsmead.

Other landscaping details would appear to be suitable including sizes and densities of planting.

Amended Condition:

Condition 4 –

Prior to the occupation of either of the dwelling subject of this application the approved car parking, and boundary treatment plan shown on plan 502B shall be completed.

Reason: To protect the amenities of the adjacent properties, and in the interest of highway safety.

Additional Condition:

No works shall begin on site until a landscaping scheme is submitted to and approved in writing by the Local Planning Authority, the landscaping scheme shall be completed prior to the occupation of either of the dwellings in accordance with the subsequently approved plan.

Reason: To supply a suitable level of landscaping.

Additional Informative:

None

Item 14 (Page 137-150) – CB/13/00892/FULL – 2 High Street, Stotfold, Hitchin, SG5 4LL

Additional Consultation/Publicity Responses

Further correspondence from Stotfold Town Council regarding land ownership is attached.

A copy of the Inspector's appeal decision is attached.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 15 (Page 151-158) – CB/12/03287/FULL – 6 Shaftesbury Drive, Stotfold, Hitchin, SG5 4FS

Additional Consultation/Publicity Responses

When this planning application was submitted, the relevant Town Council was Stotfold and it was consulted. During the application process, Fairfield Parish Council

was formed. The Clerk to Fairfield Parish Council has requested that this application be deferred so that its members have an opportunity to comment on it. As such, the officer's recommendation is now that this application be deferred.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 16 (Page 159-174) – CB/13/00371/FULL – Land at Boot Lane, Dunton, Biggleswade, SG18 8RP

Additional Consultation/Publicity Responses

This application is before the Committee because there was an objection from the Parish Council (they wanted a mini-roundabout at the Boot Lane/Cambridge Road junction) that could not be addressed through planning conditions.

On the 16th May, Dunton Parish Council sent the following email withdrawing its objection to the application:

I refer to our telephone conversation of this afternoon in connection with the above planning application on land at Boot Lane, Dunton.

I would like to confirm with you that Dunton Parish Council, at the Parish Council meeting last night, Wednesday 15th May 2013, re-opened discussion on this planning application with a representative of Linden Homes, Mr Barry Maynard. Mr Maynard advised members that Linden Homes had been in consultation with yourself regarding an additional amount of £12,000 for traffic calming measures in Dunton under Section 106 agreement should the application be approved. Taking this into account together with confirmation from the Highways Department that a mini roundabout (Council's suggestion and reason for objecting to the application) would not be practical or possible at the junction of Boot Lane my members resolved to withdraw their original objection.

I would therefore like to register with you that Dunton Parish Council, after further determination, now raises no objection to planning application CB/13/00371/FULL subject to confirmation, discussion and negotiation with the Highways and planners for the additional sum of £12,000 from Linden Homes to be used for traffic calming measures for Dunton.

Additional Comments

Bullet points 8 and 9 of the neighbours representations should be amended to read:

- Dunton does not have infrastructure capable of accommodating the proposed houses.
- The development would harm the rural character of the village.

Additional/Amended Conditions/Reasons

None

***Item 17 (Page 175-202) – CB/12/02740/FULL – Leighton Linslade
(Greenleas) Lower School Kestrel Way, Leighton Buzzard***

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None