

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 6 NOVEMBER

Item 6 (Page 13-34) – CB/13/02497/FULL – Land At Central Garage, High Street, Cranfield

Additional Consultation/Publicity Responses

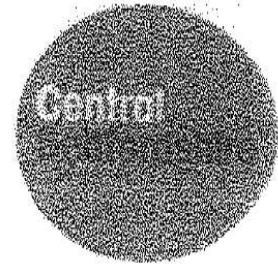
Environment Agency – Removed objection, condition recommended.

1 additional neighbour response to 2nd consultation, it is noted that this neighbour commented on the 1st consultation -

30 Lincroft: Objecting to the removal of the hedge through the centre of the site, with a replacement hedge, due to ecological reasons/nesting birds. It is noted that previously raised issues were also included within this 2nd letter, however these issues are covered within the main body of the report.

It is considered that it would be desirable to retain as much existing habitat as possible; this amendment was made due to the requirement for a separate footpath to the shared surface and road. It is considered that a large proportion of the hedgerow around this site would be retained, and added to. The new central hedge line would be replaced with species of a suitable age and density. It is considered that any tree or hedge removal would need to be done to avoid nesting bird season; these are protected by other legislation.

Highway office comments 2/9/10 in respect of site allocation HA7 (see below)



Mr Andy Rayment
Wraywood Partnership
Chantry House
Manor Gardens
Westoning
Bedford, MK45 5NA

Your ref:
Our ref: MR/9542/27
Date: 2, September 2010

Dear Mr Rayment


Re: **Central Garage, Cranfield**

I refer to your e-mail message of the 2nd June 2010 and to our meeting on the 2nd July 2010 relating to the above and please accept my apologies for the delay in issuing this response.

I can confirm that the access road serving the Bloor Homes development and the Wraywood land as shown on drawing No A(C64)01 C is satisfactory to serve the allocated site HA7 for the provision of 135 residential units plus a lower school.

Its acceptance is subject to the provision of separate suitable pedestrian and cycle links to the High Street and bus stops on that corridor.

Yours sincerely


Myra Rincon
Principal Highway Officer Development Control
Development Management

Additional Comments

Section 106:

The Section 106 is currently unsigned, but in addition to the 30% affordable housing, and the 1.45 ha school site these are the figures for the financial contributions and details of the proposed traffic regulation order:

Education – £937,764.32

Sustainable Transport - £72,651

TROs - £23400

Leisure - £137,583

Community Facilities - £101,526

Total: £1,272,924.32

TRO's:

1. Traffic Regulation Orders for the 'School Keep Clear' markings with associated columns and signage at lower and middle schools .
2. New kerb-line alignment to 'tighten up' the Walk House Close/High Street junction. Dropped kerbs and tactile paving.
3. Pedestrian priority measures at red lion close
4. Raised crossing point - holywell middle - to give pedestrian priority
5. Dropped kerbs on western footpath on Red Lion Close.

Additional/Amended Reasons

The Environment Agency requested the following condition:

1. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include

- Details of all elements (i.e. modelling reference labels, designs, diameters, gradients, dimensions, and so on of all pipes, inspection chambers, and flow control device(s)) of the proposed drainage systems should be provided as part of the detailed surface water drainage scheme.
- Overland flood flow routes and subsequent flood risk in the event of surface water system failure. It is essential the flood flow is routed away from vulnerable areas and property, and that the development remains "safe".
- Clear details of the ownership; responsibility and maintenance requirements of all drainage including pipe networks, control structures and SUDS elements for the lifetime of the development.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the risk of flooding to the proposed

development and future users

2. Amended Plan number – The block plan number shall be changed to 12044 (D) 050 B.

3. Condition 7 to be amended to:

Notwithstanding the submitted details, no development shall commence at the site before details of the proposed play areas at the site including the proposed equipment, layout and materials to be used together with a timetable for implementation, and details of future management has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved in accordance with the approved timetable.

Reason: To ensure that adequate provision is made for play at the site.

Item 7 (Page 35-60) – CB/13/00441/FULL – Land rear of The Wrestlers, 126 Church Street, Langford, Biggleswade, SG18 9NX

Additional Consultation/Publicity Responses

None.

Additional Comments

None

Additional/Amended Conditions

None

Item 8 (Page 61-90) – CB/13/03212/FULL – Land to the rear of The Bell Cottages, Studham, Dunstable, LU6 2QG

Application was withdrawn by the agent on Friday the 1st November and no reasons were provided.

Item 9 (Page 91-104) – CB/13/03092/FULL – New Lower School Site, Marston Park Great Linns, Marston Moretaine MK43 0DD

Additional Consultation/Publicity Responses

Marston Moreteyne Parish Council – Express concern over the potential smell issue from the sewage treatment plant, for future users of the school, however fully support the development.

Anglian Water Commented – Concerned that the smells from the sewage treatment plant may affect the school, however stated that with regard to wastewater capacity and foul sewerage network there was suitable capacity for this development.

Additional Comments

A point of clarification – Within the site description it states that the site is within the Flood Plain, it should be noted that this site is not within the Flood Plain.

Additional/Amended Conditions/Reasons

None

Item 10 (Page 105-120) – CB/1/02793/REG – Land Adjacent To 94, Ampthill Road, Flitwick

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 11 (Page 121-132) – CB/13/03248/FULL – Cherry Tree Cottage, 108 West End, Haynes, Bedford, MK45 3QU

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 12 (Page 133-140) – CB/13/03250/LB – Cherry Tree Cottage, 108 West End, Haynes, Bedford, MK45 3QU

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 13 (Page 141-148) – CB/13/02492/FULL – 18 Mill Road, Cranfield, Bedford, MK43 0JL**Additional Consultation/Publicity Responses**

None

Additional Comments

None

Additional/Amended Conditions/Reasons**1. Background and the principle of development**

The application site was approved under planning permission MB/04/01528/Full and condition 6 of this permission removed permitted development rights for the detached garage. This states;

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

As such planning permission is required for the conversion of the detached double garage into habitable accommodation. The applicant submitted a pre-application submission and the issue of parking was considered by the Highways Officer. The Highways Officer has not raised an objection to the removal of this condition in light of the additional parking space available.

Description to include: Change of use of double garage into 2 bedroom annexe (non compliance with condition 6 of planning permission MB/04/01528/Full).

Item 14 (Page 149-160) – CB/13/03341/FULL – 145 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JD

Additional Information Received

The applicant has confirmed that the intended type of cuisine to be prepared and sold from the takeaway would be fried fish, chicken and chips etc.

The applicant has also confirmed that the intended opening hours of the takeaway would be 5pm – 9pm on Mondays – Fridays and 12 noon – 2pm and 5pm – 9pm on Saturdays and Sundays.

The applicant has submitted an updated noise report with revised compliance criteria.

Additional Consultation/Publicity Responses

The Public Protection Officer has been consulted on the proposal again following receipt of the additional information detailed above. The Public Protection Officer notes the additional information but maintains his objection to the scheme on the basis that no equipment has been specified and it is therefore still not possible to accurately assess the impact of the proposal on the amenity of neighbouring residents in terms of noise and odour.

Additional Comments

The comments of the Public Protection Officer are noted and therefore there is no change to the recommended decision.

Additional/Amended Conditions/Reasons

No amendments.