

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 08 JANUARY 2014

Item 6 (Page 11-42) – CB/13/03448/FULL – Land opposite Boundary Farm North of Baldock Road, Stotfold.

Additional Consultation/Publicity Responses

Public Protection Officer:

The applicant has not provided any information regarding predicted noise levels from the operation of the steam engines, organs and other machinery and equipment either inside the proposed building or in the outside areas. However, I understand from the planning statement that there is an intention to demonstrate steam watercraft in the water feature to the front of the proposed building (8.7) and to have external steaming of traction engines and demonstration of ploughing to the west and north west of the building.(8.8) I have noted the distance to residential properties, albeit there is one property on the opposite side of the A507 and consider that noise from activities within the building are unlikely to cause a significant problem provided the building is of suitable construction and events are well managed.

DLP consultants have advised that the maximum number of days of external use/demonstration of the steam engines/organs and other machinery will be 10.

There are also likely to be emissions of smoke and steam from the operation of the engines within the building and externally. However, given the distance to neighbouring dwellings this is more likely to be a Health and Safety concern for staff and customers within the building than a air quality or nuisance matter, which is not within my remit.

I therefore have no objection to the proposed development subject to conditions being attached to any approval.

Additional/Amended Conditions

1. The premises shall not be open for customers outside the hours of 1000 hrs to 0000 hrs on any day.

Reason : To protect residential amenity.

2. Construction work shall not begin until a noise management plan for controlling the noise emanating from the premises has been submitted to and agreed in writing by the Local Planning Authority. The plan shall be fully implemented before the museum is brought into use and thereafter maintained in accordance with the approved details.

Reason: To protect residential amenity.

3. The outdoor areas shall only be used for machinery or equipment demonstrations, events or sessions on not more than 10 days per calendar year.

Reason: To protect residential amenity.

Informative

The applicant is advised that the premises will require registration under The Food Safety Act 1990 (as amended) and will need to comply with the relevant food hygiene standards prior to becoming operational. Further information may be obtained from the Food Team on 0300 300 8302.

Item 7 (Page 43-50) – CB/13/03280/FULL – Gravenhurst and Villages Pre-School, Orchard Close, Upper Gravenhurst, Bedford.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 8 (Page 51-58) – CB/13/03813/FULL – 8 Gardeners Close, Flitwick, Bedford.

Additional Consultation/Publicity Responses

No further consultation responses received.

Additional Comments

No additional comments

Additional/Amended Conditions

No change to conditions

Amendments to officer's report

Page 55, section 1 under 'Size, Siting and Design in relation to the house and the visual amenities of the area' paragraph 2, line 5 should read: **0.3m** and not 03m.

Item 9 (Page 59-82) – CB/13/03357/FULL – Land at former Church of St Vincent, Tithe Farm Road, Houghton Regis.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 10 (Page 83-90) – CB/13/03560/RM – Land South of Potton Road, Biggleswade.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 11 (Page 91-98) – CB/13/03594/FULL – 25 High Road, Shillington, Hitchin.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.